

**RENAISSANCE  
DOWNTOWN URBAN  
AMERICA**

**PROPONENTS  
EXHIBITS 1 -29**

# Hempstead Promise Neighborhoods

...A cooperative effort to protect and strengthen children and families in the Village of Hempstead

May 6, 2016

Mr. Theodore Sasso, Chairman  
TOH – Industrial Development Agency  
350 Front Street – Room 234-A  
Hempstead, NY 11550

Dear Mr. Sasso:

I'm writing as chairman of the Hempstead Promise Neighborhoods consortium to express support for the PILOT requested by the Village of Hempstead.

The proposed project at the corner of Front and Washington Streets represents the most exciting possibility for economic development in this village in decades. I speak as a 46-year resident of the village who has raised a family here and witnessed the decline of the downtown area. I have, like many others, been repeatedly disappointed by earlier projects that over-promised and under-delivered; projects that have included the approval of ill-advised PILOT's that were properly resisted by the village and, nonetheless, were allowed by the Town of Hempstead.

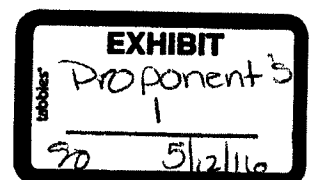
Along with many others, I am aware that approximately one third of the village's properties are off the tax roll – due largely to the presence of town and county offices, churches and non-profits, in addition to the aforementioned exemptions. This adversely affects the tax payers of the village and cripples the efforts to have the village experience a much-needed turnaround.

I urge approval of the requested PILOT that will permit the redevelopment of the Village of Hempstead to move forward. It will also allow us to benefit from infrastructure funds and other support offered by New York State, if we can demonstrate a shovel-ready project in a timely manner.

Sincerely,

*Philip Mickulas*

Philip M. Mickulas





The African-Atlantic Genealogical Society, Inc.  
(TAAGS)

Managing Agency of the

African American Museum of Nassau County

110 North Franklin Street, Hempstead, New York 11550-3029

516-572-0730 (tel.)

516-572-0732 (fax)

e-Mail: [taags.aam@gmail.com](mailto:taags.aam@gmail.com)

URL [www.theaamuseum.org](http://www.theaamuseum.org)



April 26, 2016

Town of Hempstead  
Industrial Development Agency  
350 Front Street  
Room 234-A  
Hempstead, NY 11550

Dear Board Members (TOH-IDA):

With regard to the plan to redevelop the downtown area of the Village of Hempstead, TAAGS is supportive of this endeavor. We have been affiliated with the African American Museum of Nassau County, in Hempstead, since 1989, and have been under contract to manage the museum since February, 2012.

We are cognizant of the need to improve economic development, entrepreneurship, job opportunity and beautification of the Village of Hempstead; and we applaud the effort the Village has made, so far, to achieve progress, by engaging Master Developer, Renaissance Downtowns-Urban America to accomplish its goal. The prospect of 18,000 thousand construction jobs and 6,000 permanent jobs for Village residents is a primary incentive to move forward. The anticipation of economic growth and aesthetic enhancement encourages our community to look forward to a better quality of life.

We understand that a PILOT grant is essential for this development endeavor, and respectfully urge Board Members of the Town of Hempstead Industrial Development Agency to vote in favor of granting said grant to the developers and enable an unprecedented, history-making change in the Village of Hempstead.

Yours truly,

Julius O. Pearse





# Hempstead Chamber of Commerce

*In Business to Build Business*

## Executive Board

### President

Dennis Jones

### Vice President

Cheryl Rhoda

### Secretary

Wanda B. Jones

### Treasurer

Correen Wright

### Assistant Secretary

Biana Depena

### Assistant Treasurer

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Donna Douglas

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George Siberon

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Leone Baum

Max Rodriguez

Judith Tyne

Ari Yemini

## Legal Counsel

A Patricia Moore

Town of Hempstead Industrial Development Agency Board Members  
350 Front Street  
Room 234-A  
Hempstead, NY 11550

April 26, 2016

Dear Town of Hempstead IDA Board Members:

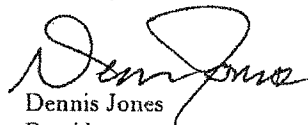
As a representative of The Hempstead Chamber of Commerce, a spokesperson for the business community in the Village of Hempstead and most importantly a resident I would like to offer that we wholeheartedly stand in support of the planned economic development that is anchored through our Community Benefit Agreement with the Master Developer Renaissance Downtowns.

Chamber of Commerce all over Nassau and Suffolk counties are enjoying the economic lift to their areas that development brings. Downtowns and transportation sites all over long island are being targeted for growth. This 2.5 Billion Dollar project will transform downtown Hempstead Village into a robust walkable neighborhood filled with vibrant shops and mixed income residential options concentrated around the "hub" of Nassau County's transportation network.

The Hempstead Chamber stands in support of the project that will bring to the Village of Hempstead, 6,000 plus permanent jobs, \$70,000,000 in tax revenue, multiple properties back on the tax role, \$5,000,000 in infrastructure upgrades, a safer Village of Hempstead and most importantly \$42,000,000 in school tax revenue. This 10-year project will provide the needed answers to Hempstead's growing community, high taxes and ailing school district.

We ask you to proceed on our behalf.

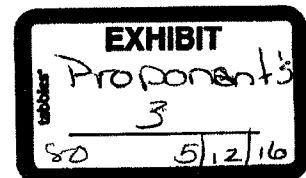
Sincerely,

  
Dennis Jones  
President

1776 Denton Green Park - PO BOX 4264 - Hempstead, NY 11550

(516) 292-8800

email: [info@hempsteadchamber.com](mailto:info@hempsteadchamber.com) [www.hempsteadchamber.com](http://www.hempsteadchamber.com)





Ronald K. Stein, Founder  
 Good Homes Financial Group  
 Robert G. Fanti, Co-Founder  
 Vincent James Management Company  
 Rudy Fitzsimmons, Co-Chair  
 Office Fitzsimmons, Inc.  
 Richard Bravone, Treasurer  
 Long Island Business Council  
 In Adelson  
 Travel Companies  
 Edith Ancher  
 Carraw, Brown & Archer  
 David Berg  
 American Engineering  
 Ben Blumenthal  
 New Offices of John H. Brown  
 Denise Carter  
 Investment-Partners, Inc.  
 Daniel Chaffin  
 National Chamber of Commerce  
 Ben Danson  
 Federation of Labor  
 Over Flacey  
 R&F Development Group  
 Matthew Frank  
 R&F Development Group  
 Arny Gargano  
 Treasuries Properties  
 Bishop Harrison Hale  
 American Trade Community Action Center  
 Patrick G. Halpin  
 Temporary Public Relations  
 John Kerzinger  
 S&S Long Island  
 Richard Kessel  
 John Kominicki  
 Richard Koubek  
 Jobs with Justice  
 Steven Krieger  
 Angel Barman  
 Alex D. Latham  
 DLH Architecture  
 David Leno  
 Susan Alanson Fuhrschek  
 Neal Lewis  
 Sustainability Institute at Molloy College  
 Jorge Martinez  
 Hispanic Chamber of Commerce  
 Amlesh Mehta  
 South Asian Times  
 Bruce Migatz  
 Bonese & Albanese  
 Ronald Monti  
 Renaissance Downtowns  
 Vincent Pizzulli  
 Archetti Carlo Deegan  
 Michael F. Pontillo  
 The Jobsco Organization  
 Maria Rigopoulos  
 Hill Creek Residential Trust  
 Dr. Nathalia Rogers  
 Bowling College  
 Barry Rosenbloom  
 Rescovich Architects  
 Edith Samaroo  
 S&S  
 Robert Scheiner  
 2M Architects + Engineers  
 Howard Stein  
 Gerthman Balin Adler & Hyman  
 Jay S. Squires  
 NYS Association of Conservation Comm.  
 Edward Thompson  
 Talley College  
 John Trotta  
 Ostillo  
 William Tuyn  
 Forbes Homes, Inc.  
 Veronica Vanterpool  
 New York State Transportation Campaign  
 Andrew Zucaro



May 6, 2016

Ted Sasso  
 Town of Hempstead Industrial Development Agency  
 350 Front Street  
 Hempstead, NY 11550

Re: Downtown Revitalization PILOT Application

Dear Mr. Sasso:

Vision Long Island is in support of the Town of Hempstead IDA to approve the PILOT that is before the board to provide financial assistance for Phase I of the Village's \$2.5 billion downtown revitalization.

Phase 1 will consist of 336 residential units on an existing Village parking lot and renovate an existing parking garage that is in disrepair while providing nearly 900 construction jobs. The project has site approval and it's necessary building permits.

The Downtown plan's GEIS was completed in 2008 and the Downtown Zoning Code in 2012 The Community Benefits Agreement under the SEQRA was approved in 2013 with 25% of construction jobs, permanent jobs and consulting contracts mandated to go to Village of Hempstead residents.

The public process for the overall plan has had over 200 meetings that have provided input to the 26 acre area covered by the new zoning.

Vision reached out to our many community contacts in the Village of Hempstead through the years, encouraged them to be part of the process and has heard nearly unanimous support for the redevelopment plan.

Residents and businesses in support among others include: Mayor of Hempstead Wayne Hall, Hempstead Six, Hempstead Chamber of Commerce, Renew Hempstead, Rev. Benjamin Hempstead Jobs Program, local unions and many community leaders.

Hempstead Mayor Wayne Hall was last year's winner of the LI Smart Growth Award for government leadership for his commitment to this project.

Over the past 19 years Vision has counseled downtown Villages and Towns, and has been a resource for the County, State, and Federal governments, as well as the business and civic community on downtown revitalization, planning and infrastructure. Vision has made

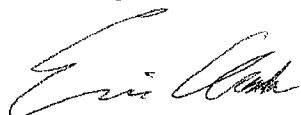
over 2,000 presentations in 75 communities, performed 22 community visionings and advanced over 80 public and private planning projects towards implementing the goals of Smart Growth on Long Island. We have successfully advocated for approval of 12,000 units of transit oriented development housing. We have passed seven bills in Albany as well as numerous budget items and similarly have moved legislation on the County and municipal level.

Our movement consists of a support network of 25,000 Long Island local residents, small businesses, municipalities and members of the development community.

Please work with Village residents and local businesses, by providing the developer a PILOT that is needed to get Phase I fully financed and ready for development.

Thanks again for the consideration and if you have any questions please call on me at 631-804-9128.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Alexander", with a stylized flourish at the end.

Eric Alexander  
Director

*Vision Long Island advances more livable, economically sustainable, and environmentally responsible growth on Long Island through Smart Growth. Smart Growth focuses on infill, re-development, and open space preservation. It supports mixed-use, mixed-income communities that are convenient, attractive, pedestrian-friendly, and that make affordable housing and public transportation desirable and realistic.*

*Over the past 19 years Vision has counseled downtown Villages and Towns, and has been a resource for the County, State, and Federal governments, as well as the business and civic community on downtown revitalization, planning and infrastructure. Vision has made over 2000 presentations, performed over 20 community visionings and advanced over 100 public and private planning projects towards implementing the goals of Smart Growth on Long Island.*



## **Long Island Hispanic Soccer Federation**

135 Elizabeth Avenue, Hempstead New York 11550

May 6, 2016

Town of Hempstead IDA Board  
350 Front Street Room 234-A  
Hempstead, NY 11550

Re: Hempstead Downtown Revitalization project and Applications for Tax Incentives

Dear Town of Hempstead IDA Board Members:

My name is Luis F. Mendez, General Adviser of the Long Island Hispanic Soccer Federation.

The Long Island Hispanic Soccer Federation, is the largest Hispanic organization on Long Island, Town of Hempstead and the Village of Hempstead. That said, this is our first time in front of the Town of Hempstead IDA board and we are represented here due to our strong belief that this project must move forward expeditiously.

We are over twenty-six thousand strong on Long Island, a huge portion of our members live in the Village of Hempstead, Uniondale, Elmont and Roosevelt. I am also a very proud Town of Hempstead Resident and taxpayer, in South Westbury.

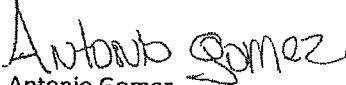
I write to you and attend this meeting to urge all of the members of this board and to present this letter of support on behalf of our President, Antonio Gomez, our members and myself, which we are in 100% support of the Renaissance Project in the Village of Hempstead.

This project is the most singlehandedly positive, transforming opportunity for job creation, a career empowering and legacy building opportunity for all of our members and their families. As such, it is imperative that the IDA provide any and all necessary Financial Assistance request packages to move forward with this most important effort.

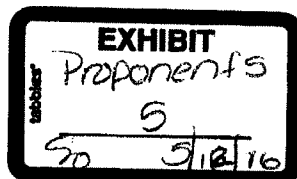
I invite any and all of you to meet and learn about the services and the huge work we do to ensure our members practice a sport and contribute in a positive manner to the quality of life in our town.

We strongly support this project, our future is on the line. Thank you so much for your time.

Sincerely,

  
Antonio Gomez  
President

  
Luis F. Mendez  
General Adviser



April 27, 2016

THE NEW YORK STATE ASSOCIATION OF BLACK  
WOMEN OWNED ENTERPRISES, INC.

*1993-2016 Celebrating our 23rd Anniversary*

Town of Hempstead Industrial Development Agency  
350 Front Street  
Room 234-A  
Hempstead, NY 11550

RE: Renaissance Downtowns-UrbanAmerica  
Support for PILOT Program  
Village of Hempstead \$2.5 Billion Redevelopment Project

Dear Town of Hempstead IDA Board Members,

The New York State Association of Black Women Owned Enterprises, Inc. (BWE) writes this letter in full support of the planned redevelopment of Downtown Hempstead Village, led by Master Developer, Renaissance Downtowns-UrbanAmerica, which promises to create 18,000 thousand construction job years and 6,000 permanent jobs for Village residents. It is a most excellent job and economic development generator that is long overdue for the Village of Hempstead.

To ensure this much needed project moves forward we implore the Town of Hempstead, Industrial Development Agency to approve a financial assistance package for the project by granting a PILOT for the first phase and all continuing phases of construction.

BWE, established in 1993, has successfully serviced the small business community for over two decades. We provide financial resources, business counseling, and procurement and technical assistance to an unidentified, underutilized and underserved business community, residing in low to moderate income regions of Nassau County, operating in economically disadvantaged markets.

BWE has a unique mission to identify and remove the barriers that impede the success of minority and women owned enterprises; reverse trends that foster industry failure, educate, advocate; promote equal access to capital; and help identify the business resources and development tools needed to succeed. However, although our mission is to serve a disadvantaged business population, we do not discriminate and we serve everyone regardless of race or sex.

Our Village has worked for over a decade to get to this point and the PILOT is the final step before we can embark upon the most important project in the history of our Village.

Thanking you in advance for your attention to this important time sensitive matter.

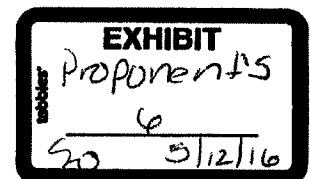
Best Regards,  
Gina Hill Slater Parker  
President & CEO  
gina@bwenewyork.org



730 Fulton Avenue, 2nd Floor  
Hempstead, Long Island, New York 11550  
Phone 516.485.5900 Facsimile 516.485.0423 Website [www.bwenewyork.org](http://www.bwenewyork.org)

Town of Hempstead, Industrial Development Agency  
Support for PILOT Program – Village of Hempstead  
By Black Women Enterprises - BWE

Page 1 of 1



April 27, 2016

Town of Hempstead Industrial Development Agency  
350 Front Street  
Hempstead, NY 11550

Re: Downtown Revitalization PILOT Application

Dear Town of Hempstead Industrial Development Agency:

As a resident of Hempstead, born and raised in this wonderful community, I ask the Town of Hempstead IDA to approve the PILOT that is before the board to provide financial assistance for Phase I of the Village's \$2.5 billion downtown revitalization.

For the past 5 years, I have worked tirelessly to help my community understand the tremendous benefits that will be derived once construction commences on this essential project. In fact, the Renew Hempstead Community and the flourishing Hempstead Six Initiative that I represent have well over a thousand members and has remained vocal as a group of positive-minded residents and stakeholders that fully support this project. In addition, as a mother of a young child, this project is essential to provide a safer environment for our youth, improve local schools and get our residents to work.

Time is very much of the essence. My community has waited far too long to see this development occur and we are finally at the doorstep of breaking ground. Furthermore, Hempstead is in an advantageous position in regard to receiving a \$10 million grant from the State Economic Development Council, which will be provided to one Long Island downtown revitalization. It is essential that the Town IDA approve the PILOT in short order so Hempstead remains in line to receive this tremendous boost from the EDC program.

With this as context, please work with us, the Village residents, by providing the developer a PILOT that is needed to get Phase I fully financed and ready for development. My child and the remainder of my community deserve nothing less.

Thank you for your time.

Sincerely,



Latoya Sanders  
Renew Hempstead



[renewhempstead.com](http://renewhempstead.com)



[renewhempstead.com/h6](http://renewhempstead.com/h6)



LONG ISLAND  
BUILDERS INSTITUTE

Advocating Responsible Building & Remodeling

April 2016

TESTIMONY OF THE LONG ISLAND BUILDERS INSTITUTE BEFORE THE TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY ON BEHALF OF RENAISSANCE DOWNTOWNS RELATING TO DEVELOPMENT IN THE VILLAGE OF HEMPSTEAD

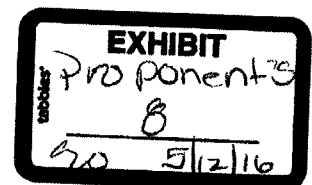
THE LONG ISLAND BUILDERS INSTITUTE, THE LARGEST RESIDENTIAL DEVELOPMENT TRADE ASSOCIATION IN New York STATE, WISHES TO EXPRESS ITS STRONG SUPPORT FOR THE REQUEST OF RENAISSANCE DOWNTOWNS FOR BENEFITS FROM THE TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY FOR ITS DOWNTOWN REDEVELOPMENT IN THE VILLAGE OF HEMPSTEAD.

NOW IS THE TIME FOR SUCH A MAJOR REDEVELOPMENT PROJECT TO TAKE PLACE IN THE VILLAGE OF HEMPSTEAD AND NOW IS THE TIME FOR THE TOWN OF HEMPSTEAD IDA TO PARTNER WITH RENAISSANCE DOWNTOWNS TO MAKE THIS MAJOR PROJECT HAPPEN, WHICH WILL CREATE THOUSANDS OF NEW CONSTRUCTION JOBS, THOUSANDS OF NEW PERMANENT JOBS, HUNDREDS OF NEW RESIDENTIAL UNITS, MILLIONS OF DOLLARS IN NEW SALES TAX AND REAL PROPERTY TAXES AND MILLIONS OF DOLLARS IN NEW REVENUE FOR THE HEMPSTEAD SCHOOL DISTRICT. BUT EVEN MORE IMPORTANT THAN THOSE ECONOMIC FIGURES AND THEY ARE SUBSTANTIAL, IS THE GREAT NEW PERCEPTION WHICH WILL BE CREATED BY THIS PROJECT THAT THE TOWN AND THE VILLAGE OF HEMPSTEAD ARE READY, WILLING AND ABLE TO PROVIDE THE BENEFITS NECESSARY FOR THIS GREAT NEW PROJECT TO MOVE FORWARD. FOR TOO MANY YEARS, REDEVELOPMENT IN THIS GEOGRAPHIC AREA HAS BEEN VERY DIFFICULT TO MOVE FORWARD. NOW WE HAVE A DEVELOPER WHO IS READY TO INVEST MILLIONS AND MILLIONS OF DOLLARS IN NEW RESIDENTIAL, RETAIL AND OFFICE COMPLEXES AND TO USE MILLIONS OF NEW STATE DOLLARS TO UPGRADE THE INFRASTRUCTURE IN THESE AREAS SO THAT EVERYONE IN THE VILLAGE OF HEMPSTEAD WILL BENEFIT.

THE RENAISSANCE DOWNTOWN REDEVELOPMENT PROJECT HAS BEEN MANY YEARS IN THE MAKING, MANY COMMUNITY MEETINGS IN THE MAKING AND MANY COMMUNITY BENEFITS IN THE MAKING. NOW IS THE TIME AND HEMPSTEAD IS THE PLACE TO MOVE THIS FORWARD, WITH ALL OF THE BENEFITS IT WILL BRING. WE ARE VERY HOPEFUL THAT THE TOWN OF HEMPSTEAD IDA WILL PROVIDE THE BENEFITS NECESSARY TO MAKE THE FINANCING OF THIS PROJECT FEASIBLE AND TO ALLOW FOR THE PROJECT TO MOVE FORWARD. THE VILLAGE OF HEMPSTEAD AND THE TOWN OF HEMPSTEAD MAY NOT GET ANOTHER CHANCE.

MITCHELL H. PALLY CHIEF EXECUTIVE OFFICER

WILL HUBBS, CHAIR LIBI COMMUNITY OUTREACH COMMITTEE





LONG ISLAND  
BUILDERS INSTITUTE

Advocating Responsible Building & Remodeling

May 2016

TESTIMONY OF THE LONG ISLAND BUILDERS INSTITUTE BEFORE THE TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT  
AGENCY ON BEHALF OF RENAISSANCE DOWNTOWNS RELATING TO DEVELOPMENT IN THE VILLAGE OF HEMPSTEAD

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Signature

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Company Name

May 3, 2016

Town of Hempstead Industrial Development Agency Board Members  
350 Front Street  
Room 234-A  
Hempstead, NY 11550

Re: Hempstead Village PILOT for Cooper Place / RDUA

Dear Town of Hempstead Industrial Development Agency Board Members:

As an active member within the Long Island Building Trades, it is essential that your board provide financial assistance in the form of a PILOT to the first phase of Renaissance's mixed-use development plan for downtown Hempstead.

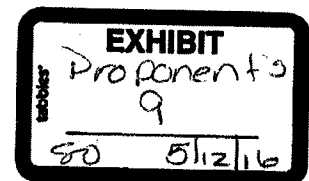
Our region is in desperate need of job creation. This reality is all the more pressing in communities that have witnessed long-term economic disinvestment such as the Village of Hempstead.

My understanding is that the project will create in excess of 18,000 jobs, including 25% earmarked for local residents. This will be a tremendous boost to the local economy, and will provide lasting benefits to the Town, County and Long Island as a whole.

As an active part of the region's construction industry I have witnessed many projects that have come before our local IDA's. In all honesty, I cannot think of a project that is more deserving of PILOT assistance than the one before you for Hempstead Village. I hope that you will see to approve the financing package as soon as possible so we can get to rebuilding what once was and will once again be a vibrant hub of commerce and culture for our region.

Sincerely,

Bud Cipoletti







Douglas Mayers, President  
Freeport Roosevelt Branch #2147  
PO Box 292  
Roosevelt, NY 11575-0292  
516 223-0111 Email: naacpfprsvt@gmail.com

April 26, 2016

Town of Hempstead Industrial Development Agency Board Members  
350 Front Street  
Room 234-A  
Hempstead, NY 11550

RE: Renaissance Downtowns-Urban America  
Support for PILOT Program  
Village of Hempstead \$2.5 Billion Redevelopment Project

I write this letter in full support of the planned redevelopment of Downtown Hempstead Village, led by Master Developer Renaissance Downtowns-Urban America, which will create thousands of construction and permanent jobs for Village residents, much needed tax revenues for the Village and School District and the ability to create a safe and vibrant downtown for residents and visitors to enjoy.

To ensure this much needed project moves forward (we / I) implore the Town of Hempstead IDA to approve a financial assistance package for the project by granting a PILOT for the first phase of construction.

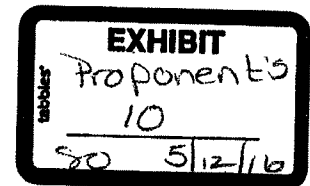
Our Village has worked for over a decade to get to this point and the PILOT is the final step before we can embark upon the most important project in the history of our Village.

Thank you for your consideration.

Sincerely,

Douglas Mayers,  
President – NAACP Freeport Roosevelt branch #2147

Pursuing Liberty in the Face of Injustice!





Long Island Caribbean American Association, Inc.  
PO Box 736  
Freeport, NY 11520  
Email: [Licaa2010@gmail.com](mailto:Licaa2010@gmail.com)  
516 984 2553

April 26, 2016

Town of Hempstead Industrial Development Agency Board Members  
350 Front Street  
Room 234-A  
Hempstead, NY 11550

RE: Renaissance Downtowns-Urban America  
Support for PILOT Program  
Village of Hempstead \$2.5 Billion Redevelopment Project

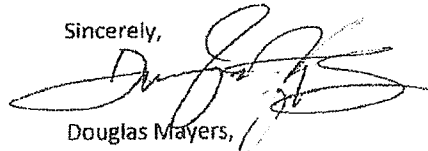
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To ensure this much needed project moves forward (we / I) implore the Town of Hempstead IDA to approve a financial assistance package for the project by granting a PILOT for the first phase of construction.

Our Village has worked for over a decade to get to this point and the PILOT is the final step before we can embark upon the most important project in the history of our Village.

Thank you for your consideration.

Sincerely,

  
Douglas Mayers,  
President





May 11, 2016

Town of Hempstead IDA  
350 Front St.  
Hempstead, NY 11550

Att: IDA Board of Directors

Re: Village of Hempstead Application for  
PILOT to support Phase 1 of Redevelopment

Gentlemen:

Long Island Development Corporation is part of a 37 year old not for profit economic development group, providing small business loans, pro bono counseling and free seminars for entrepreneurs. LIDC and its affiliated entities have operated under programs of the US Small Business Administration, US Dept. of Commerce, HUD, Department of Defense, New York State and others. We have made over \$1 billion in direct loans to entrepreneurs and leveraged an additional \$2.5 billion in funding, helped LI companies obtain over \$1.5 billion in government contracts, creating and retaining over 65,000 jobs for our region. In Hempstead alone, we have made over 1,000 loans (over \$.5 billion) to small businesses.

We are writing in support of the application by developer Renaissance Downtowns for IDA assistance in its redevelopment of the Village of Hempstead. I understand the developer has applied for PILOT assistance for Phase One of the project- a residential development. Subsequent phases will deal other parts of the redevelopment including commercial.

This is a transformative project for the Village of Hempstead. It will help the Village to once again become a thriving community, a hub in Nassau County. There is no question that the Village should be a hub due to transportation access to NYC, location, and a population of workers to support development. There is also no question that the Village is desperately in need of redevelopment. The overall project will create 12,000 construction jobs, 6,000 permanent jobs and pump some \$2.5 billion in economic activity into the region. The redevelopment of downtown will also result in significant additional real property tax revenue for the municipalities.

We urge the IDA to do its part to incentivize the developer and this redevelopment, to achieve the enormous benefits for the community. Please approve the application by Renaissance Downtowns for assistance in Phase I of the redevelopment of Hempstead Village.

LONG ISLAND DEVELOPMENT CORPORATION

Roslyn D. Goldmacher  
President/CEO  
Roz-goldmacher@lidc.org



400 Post Avenue, Suite 201A  
Westbury, New York 11590  
Tel 516-433-5000 Fax 516 433 5046  
www.lidc.org

# Long Island Business Council

May 6, 2016

Ted Sasso  
Town of Hempstead Industrial Development Agency  
350 Front Street  
Hempstead, NY 11550

Re: Village of Hempstead Downtown Revitalization PILOT Application

Dear Chairman and Members of the Board:

The Long Island Business Council is in support of the Town of Hempstead IDA to approve the PILOT that is before the board to provide financial assistance for Phase I of the Village's \$2.5 billion downtown revitalization.

Phase 1 will consist of 336 residential units on an existing Village parking lot and renovate an existing parking garage that is in disrepair while providing nearly 900 construction jobs. The project has site approval and it's necessary building permits.

The Downtown plan's GEIS was completed in 2008 and the Downtown Zoning Code in 2012. The Community Benefits Agreement under the SEQRA was approved in 2013 with 25% of construction jobs, permanent jobs and consulting contracts mandated to go to Village of Hempstead residents.

The public process for the overall plan has had over 200 meetings that have provided input to the 26 acre area covered by the new zoning.

The Long Island Business Council is a group of small business leaders who are dedicated to regulatory relief, tax and utility stabilization for the average small business owner in addition to infrastructure investment towards our downtowns. We take our message to Albany and Washington as part of the Long Island Lobby Coalition and other regional initiatives.

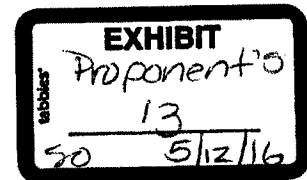
Our membership consists of a support network of over 500 local small businesses, municipalities and supporters of downtown redevelopment.

Please work with Village residents and local businesses, by providing the developer a PILOT that is needed to get Phase I fully financed and ready for development.

Thanks again for the consideration and if you have any questions please call on me at 516-396-0600.

Sincerely,

Richard Bivone  
Nassau Chair



*Long Island Business Council – 308 East Meadow Ave. East Meadow, NY 11554 - 877-811-7471*



## COMITE CIVICO SALVADOREÑO DE NY INC.

63 Michael Ct. Basement, Hempstead N.Y. 11508 516.430.4278

Latini: Comitecivico@ny.net

Hempstead, 11 de Mayo 2016

Estimados miembros de la comunidad de la Villa de Hempstead,

Para nosotros es un placer poder dirigirnos a Ustedes.

Nosotros somos el Comité Cívico Salvadoreño de NY, INC. el comité mas Antiguo y fue fundado en 1992. En Hempstead como resultado de las muchas necesidades que se estaban dando en ese tiempo en la comunidad de Hispana.

Estamos aqui para representar a una de las comunidades mas grandes de esta area, que son Los Salvadoreños y todas las comunidades afectadas en sus diferentes formas por cualquier cambio que se de en su lugar de residencia. Y hoy en la Villa de Hempstead.

Apoyamos la Revitalizacion de La Villa, apoyamos el Programa (P.L.E.T) pago en lugar de impuestos que beneficiaria en la creacion de trabajos, Reduccion de impuestos, Nuevos ingresos para la Villa y Nuestro Distrito Escolar, Programas que tambien contribuiria a que Nuestros Jovenes no se vayan a otros condados y pueblos a buscar empleos.

Apoyamos cualquier gestion que el Sr. Alcalde Wayne J. Hall de Esta Villa, esta haciendo en beneficio de la Comunidad en general de la Bonita Villa de Hempstead ya que ha venido haciendo un excelente trabajo.

Atte. Comité Cívico Salvadoreño de N.Y. INC.

Nubia M. Lopez

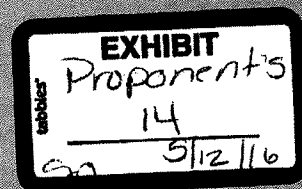
Coordinadora

Andres Zaldivar

Secretario

Carlos Canales

Tesorero



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**140 South Long Beach Avenue Lower Level**

**Freeport, New York 11520**

**[www.liaacc.org](http://www.liaacc.org) [info@liaacc.org](mailto:info@liaacc.org)**

**May 5, 2016**

**Dear Sir/Madame**

We are submitting this letter to the Industrial Development Agency Public Hearing reviewing Renaissance Downtowns Application

We believe the \$2.5 billion redevelopment investment in the Village of Hempstead is critical to not only the Village of Hempstead, but also an important step in revitalizing the economy of the Long Island region. This project will stimulate businesses and create jobs which are important to improve the sustainability of local communities in the region.

Opportunities such as the \$2.5 billion redevelopment can provide a boost to the Minority Women Business Enterprises in the region, and we are in full support of investment dollars being put into the region, which will in the long run improve our ability to retain the next generation on Long Island and decrease the tax burden on resident.

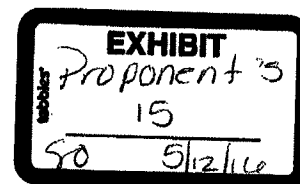
The Long Island African American Chamber of Commerce, Inc. represents a significant segment of the African American Business Owners in the region, and we believe this is a unique opportunity for our members and the community.

Reinvestment in downtowns will be a right step in restoring Long Island glorious past where downtowns were thriving and stop the loss of our most precious resource by helping to retain the next generation on Long Island.

Phil Andrews,

President

Long Island African American Chamber of Commerce, Inc.







## Immigrant Center for Empowerment & Training

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May 11, 2016

Town of Hempstead Industrial Development Agency Board Members  
350 Front Street, Room 234-A  
Hempstead, NY 11550

RE: Renaissance Downtowns-Urban America: Support for PILOT Program  
Village of Hempstead \$2.5 Billion Redevelopment Project

Dear Town of Hempstead IDA Board Members,

Immigrant Center for Empowerment & Training is pleased to support the planned redevelopment of Downtown Hempstead Village, led by Master Developer, Renaissance Downtowns-Urban America, which is promised to create 18,000 thousand construction jobs and 6,000 permanent jobs for Village residents. An excellent job and economic development generator that is long overdue for the Village of Hempstead. To move this project forward we request the Town of Hempstead, Industrial Development Agency to approve a financial assistance package for the project by granting a PILOT for the first phase and all continuing phases of construction.

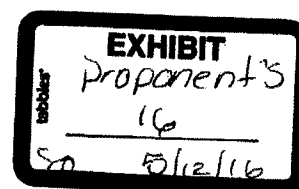
As the President of the Immigrant Center for Empowerment and Training (ICET), I work closely with the South Asian community to try our level best to fulfil their diverse needs. ICET is a non-political, not for profit, publicly supported, charitable development organization dedicated to assist low income immigrant families of New York become contributory residents of New York City. The South Asians along with the Asians constitute the fastest growing community in the country. Moreover, the South Asian population in New York is younger overall than the general population, meaning thereby that it has the potential of being a workforce for a longer period of time.

It is with background in mind that ICET, focuses its programs in providing Financial Literacy, resource generation, counseling, and necessary job training to the young adults thereby educating and empowering community members facing barriers to full social and economic participation in our city's life. Our basic aim is to serve this marginalized community to operate confidentially in New York.

Thanking you in advance for your attention to this important time sensitive matter.

Best Regards,

Neelam K. Singh  
President



# SAFE South Asians for Empowerment

May 11, 2016

Town of Hempstead Industrial Development Agency Board Members  
350 Front Street, Room 234-A  
Hempstead, NY 11550

RE: Renaissance Downtowns-Urban America: Support for PILOT Program  
Village of Hempstead \$2.5 Billion Redevelopment Project

Dear Town of Hempstead IDA Board Members,

I am extremely pleased to submit this letter of support of the planned redevelopment of Downtown Hempstead Village, led by Master Developer, Renaissance Downtowns-Urban America, which is promised to create 18,000 thousand construction jobs and 6,000 permanent jobs for Village residents. There could be no better time for this opportunity to come to the Village of Hempstead which is long overdue. To move this project forward we request the Town of Hempstead, Industrial Development Agency to approve a financial assistance package for the project by granting a PILOT for the first phase and all continuing phases of construction.

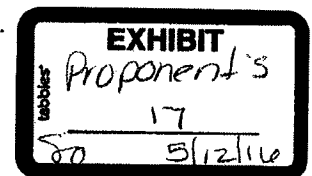
As the Executive Director of the South Asians For Empowerment (SAFE), I work closely with the South Asian community to address their diverse needs and try and fulfil their aspirations. SAFE is a non-political, not for profit, publicly supported, charitable development organization dedicated to assist low income immigrant families of New York become contributory residents of the state.

It may not be improper to add here that the South Asians along with the Asians constitute the fastest growing community in the country. Moreover, the South Asian population in New York is younger overall than the general population, meaning thereby that it has the potential of being a workforce for a longer period of time. Therefore it becomes more important that in these times, financial literacy is taught to the younger people, more so the immigrant children. Moreover as this population is relatively younger, if properly trained can be more productive and can give better returns for a longer period of time.

It is with background in mind that ICET, focuses its programs in providing Financial Literacy, resource generation, counseling, and necessary job training to the young adults thereby educating and empowering community members facing barriers to full social and economic participation in our city's life. Our basic aim is to serve this marginalized community to operate confidentially in New York. Though our offices are located in Queens, we collaborate with other like-minded immigrant serving organizations to reach out to our communities all over the state.

Thanking you in advance for your attention to this important time sensitive matter.  
Best Regards,

Jagajit Singh  
Executive Director



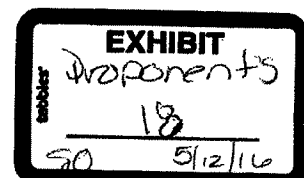


## **Partial list of IDA Assisted Residential Projects on Long Island since 2009**

- 1) Mineola Properties / Mineola / Residential
- 2) Mineola Metro / Mineola / Residential
- 3) Avalon Great Neck / Great Neck / Residential
- 4) The Winston / Mineola / Residential
- 5) TDI Phase I / Farmingdale / Residential
- 6) TDI Phase II / Farmingdale / Residential
- 7) Cornerstone / Farmingdale / Residential
- 8) Mill Creek / Mineola / Residential
- 9) The Loft at 285 Eastern Parkway / Farmingdale / Residential
- 10) The Loft at 231 Main Street / Farmingdale / Residential
- 11) 157 Post Ave Westbury / Westbury / Residential
- 12) La Cite Village Loft / Hempstead / Residential
- 13) Ronkonkoma Hub Phase I / Brookhaven / Residential
- 14) Wincoram Commons Phase I / Coram / Residential
- 15) Wincoram Commons Phase II / Coram / Residential
- 16) Green Flagg / Bayshore / Residential
- 17) Patchogue Redevelopers Phase II / Patchogue / Residential
- 18) Wyandanch Site A / Wyandanch / Residential
- 19) Wyandanch Site B / Wyandanch / Residential
- 20) Avalon Rockville Centre / Rockville Centre / Residential
- 21) Metro 303 / Hempstead / Residential
- 22) West 130 / Hempstead / Residential
- 23) Bayview Manor / Island Park / Residential
- 24) Bristol Assisted Living Senior Housing / East Meadow / Residential
- 25) West Hempstead Development Station / Hempstead / Residential
- 26) Baldwin Commons / Baldwin / Residential
- 27) Village Lofts / Hempstead / Residential
- 28) Parkside Garden Villas / Hempstead / Residential
- 29) Zeus Cottage / Valley Stream / Residential
- 30) Fairfield East Rockaway / East Rockaway / Residential
- 31) Sunrise Assisted Living Senior Housing / East Meadow / Residential
- 32) Brook Pointe / Valley Stream / Residential
- 33) 130 Hempstead Avenue Apartment Investors / West Hempstead / Residential
- 34) The Promenade at Central / Valley Stream / Residential
- 35) Beechwood Portofino / Westbury / Residential

Submitted to Town of Hempstead IDA by: Renaissance Downtowns Urban America LLC

5/12/16



## W X Y architecture + urban design

224 Centre Street, 5th Floor, New York, NY 10013  
Tel 212.219.1953 Fax 212.274.1953 Web wxystudio.com

To: Darren Monti, Renaissance Downtowns UrbanAmerica LLC

From: Adam Lubinsky, WXY architecture + urban design

Re: **School-Age Children Student Projection for Hempstead Development**

Date: April 19, 2016

### Executive Summary

The following analysis provides a projection of the number of school-aged children that will be generated by 25 studios, 233 one-bedroom, and 78 two-bedroom apartments in Renaissance Downtowns UrbanAmerica's (RDU) Hempstead project. WXY has constructed student multipliers by unit type using queries from the 2010-2014 American Community Survey Public Use Microdata file (PUMS) to examine the number of school-aged children living in multi-family buildings in excess of 50 units with similar rents and development features comparable to the Hempstead project.

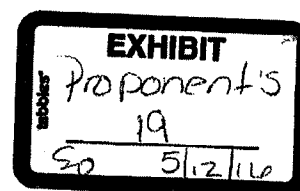
### Results

The following projection table uses the Hempstead development program, provided by RDU, and the PUMS residential demographic multipliers for Metropolitan New York City, with a special focus on Long Island (Nassau and Suffolk Counties), to project the number of school-aged children that this project will generate. With the current program, this building is expected to generate approximately nine school-aged children at full build out.

Geographic Area			School-Aged Children per 100 Units	Unit Count	School-Aged Children
Suburban NYC (including LI)	BRs in unit	Studio	0	25	0
		1BR	0.2	233	0.4
		2BR	11.0	78	8.6
Total School-Aged Children -->					9

### Method

At the request of RDU, WXY has prepared queries from the 2010-2014 American Community Survey (ACS) Public Use Microdata file (PUMS) that examine how many school-aged children live in large multi-family buildings in excess of 50 units, by geographic area, by number of bedrooms in the unit, by year built, and by tenure. WXY has also queried the file to only select families above the area median income, paying target market-rate rents, so that the number of school-aged children produced will be indicative of market rate, multi-family buildings comparable to RDU's projected Hempstead development. The query only looks at studio, one bedroom, and two bedroom units, and we limited the query geographically to Metropolitan New York City, with a special focus on Long Island (Nassau and Suffolk Counties.)



## W X Y architecture + urban design

224 Centre Street, 5th Floor, New York, NY 10013  
Tel 212.219.1953 Fax 212.274.1953 Web wxystudio.com

Specifically, the query used to produce the multipliers below is as follows: units in buildings with 50 or more units, built from 2000-2014 (inclusive), with no more than two bedrooms, occupied with rental tenants that paid adjusted gross cash rent of at least \$1,400 a month for studios, \$2,100 for one bedrooms, and \$2,900 for two bedrooms, and at least an adjusted \$50,000 in household income. "School-aged" is defined as children ages 5 to 17, inclusive.

### Detailed Results

The results show that the most important predictor of the number of school-aged children generated per 100 rental units (ranging from 0 to 10.7) is the number of bedrooms per unit. Other important factors include rent levels, geography, and the year the unit was built. RDU is anticipating a demographic market consisting of baby boomers/empty nesters and millennials, which do not typically generate a large number of school-aged children, and may inhabit a similar development product as selected through the query criteria. The number of school-aged children living in units that meet your criteria is as follows:

<b>School-aged children by number of bedrooms in unit, per 100 units, in new buildings with 50 or more units, and rents matching Hempstead program and HH incomes of at least \$50,000 a year</b>			
<b>Geographic Area</b>			<b>School-Aged Children per 100 Units</b>
Long Island (Nassau and Suffolk)	BRs in unit	Studio	0
		1BR	0
		2BR	0
Suburban NYC (including LI)	BRs in unit	Studio	0
		1BR	0.2
		2BR	11.0

NOTE: While RDU was interested in surveying comparable markets in Long Island, the sample size for the Long Island PUMS query (13 households) was too small to be used by itself. However, when combined with other similar units in the Metropolitan New York City area, the sample size is substantial and can be used to develop generation rates.

Please don't hesitate to reach out if you have additional questions or need more information.

All the best,



Adam Lubinsky, Ph.D, AICP  
Managing Principal, WXY

## Adam Lubinsky, Ph.D AICP Managing Principal

### Education

2009: UCL Bartlett  
School of Graduate  
Studies, Ph.D.

2001: Columbia  
University, M.Arch

1994: Brown University,  
Bachelor of Arts  
(Magna Cum Laude)

### Relevant Projects

- Boston Public Schools Geospatial Analysis, Assignment Policy Analysis & Enrollment Projection
- Earls Court: Socio-Economic Impact Assessment and Analysis of Educational Needs
- Community Education Council 1 Assignment Policy Assessment
- London Borough of Southwark Geospatial Analysis of School Assignment Policy
- London Borough of Camden Strategic Infrastructure Plan

### Awards

- 2014 AIA National Award for Urban and Regional Planning: East River Blueway Plan
- 2013 AIA NY Best in State Award: East River Blueway Plan
- 2013 APA NY Meritorious Achievement Award: Brooklyn Tech Triangle Strategic Plan
- 2013 APA NY Meritorious Service Award: Regional Approach to EV Charging Infrastructure

Adam joined WXY architecture + urban design as a Managing Principal in September 2011. He has a background in urban design and planning with several years' experience leading large-scale strategies and master plans. Adam has a Ph.D. in planning from University College London and a Masters in Architecture from Columbia University. He is an accredited planner (AICP).

Adam has expertise in planning school and community facilities, and geospatial analysis. Adam's Ph.D. thesis, *Schools as Generators of Urban Change*, considered the effects of different school choice policies in New York and London on school building types and neighborhood development.

Trained as both an architect and a planner, Adam's experiences combines the necessary skills to address school planning needs. Adam's analysis of educational needs, geospatial analysis, and assessment of school assignment policy effects have been developed through a range of studies, including his management of the Boston Public Schools consulting work, his analysis of Manhattan's Lower East Side school district and his work in London on several strategic infrastructure assessments. In London, Adam led the socio-economic impact assessment for the largest single residential development in the city over the last generation. This analysis of a plan for 7,500 new homes required detailed assessment of the impacts on the existing schools and the need for new schools.

Furthermore, Adam's work in Westchester County for HUD involved integrating fiscal impacts analysis into a model highlighting the effects of new development on municipalities. Adam has analyzed transportation routes, conducting detailed analysis of garbage truck routes in Manhattan which formed the basis of the Environmental Defense Fund report, "Trash in the City."

His architectural experience has included school capacity analysis, including the planning of the Bronx Charter School for the Arts. Adam is a visiting faculty member for Cornell University's Masters of Urban Planning Program, and he is a Board member of New Partners for Community Revitalization.

### Professional Experience

- 2011-present: WXY, Managing Principal
- 2013-present: Cornell University Visiting Faculty
- 2009-2011: URS Corporation, Deputy Head, Economics and Development Planning
- 2008-2009: University College London Teaching Fellow (Bartlett Planning and Architecture Schools)
- 2008: Urban Practitioners, Director, London
- 2005-2007: Urban Practitioners, Associate, London
- 2004-2005: Era Ltd, Project Manager, London
- 2001-2003: Sam Schwartz Company LLP, Project Manager, New York City
- 2000: WXY Studio, Urban Designer, New York City

### Selected Conferences and Lectures

- 2013: American Planning Association national conference speaker: "How School Assignment Policies Affect Cities and Neighborhoods"
- 2012: Council of Educational Facility Planning North East Regional Conference
- 2010: Developing and Funding Decentralized Energy Networks at the Royal Town Planning Institute Annual Convention
- 2010: Guidance on Strategic Infrastructure Plans at Government Office of the South East
- 2009: An Approach to Strategic Infrastructure Planning at the Royal Town Planning Institute Annual Convention
- 2006: Neighborhood Design and Public Health, UK Commission for Architecture and the Built Environment Conference Panelist

## George M. Janes, AICP

### Education

Wayne State University,  
Master of Urban  
Planning (MUP)

University of Michigan,  
Ann Arbor, Bachelor  
of Arts (BA)

### Relevant Projects

- Boston Public Schools, Enrollment Projection Tool
- Boston Public Schools, Schools Assignment Model
- Community Education Council District 2, Evaluation of NYCDOE rezoning, Upper East Side, NYC
- Community Education Council District 1, analysis of demographic change in local schools, Lower East Side, NYC
- The Town of South Kingstown, RI Build-out tool
- The City of Houston, Texas, Land Development Model

George Janes is a planner and model developer with 21 years of experience. He first developed his talents in the field of demographic and economic analysis and forecasting as a young planner with the Southeast Michigan Council of Governments (SEMCOG). At SEMCOG, Mr. Janes was a part of the team that developed and implemented land use models that produced 20 year population and employment forecasts for about 1500 small areas in the region. Mr. Janes was also responsible for developing and implementing annual population and housing unit estimates for local governments in the region.

Mr. Janes then moved on to manage or develop several of IBM's (formerly PricewaterhouseCoopers Consulting) simulation modeling programs including the Policy Simulator component of CommunityViz, a planning decision-support system; TRANSIMS, the next generation traffic simulation; and MovieScape, an agent-based forecasting model developed for the film industry. After leaving IBM, Mr. Janes became the Executive Director of the Environmental Simulation Center (ESC), a not-for-profit organization that specialized in using modeling and simulation in the planning and development process. At the ESC, Mr. Janes developed forecasting models for a variety of clients and applications, including a Land Development Model for the City of Houston, TX, and a build-out model for the Town of South Kingstown, RI. Since 2011, Mr. Janes has been collaborating with WXY and most notably was engaged in a year-long effort in Boston Public Schools in their student assignment and enrollment projection efforts.

An expert in the use of Census data, Mr. Janes continues to do demographic analysis and forecasting for a variety of clients.

### Professional Experience

- 2008 - Present: Principal, George M. Janes & Associates, New York, NY
- 2003 - 2008: Executive Director, Environmental Simulation Center
- 2002 - 2003: Principal Associate, IBM
- 1998 - 2002: Principal Associate, PricewaterhouseCoopers
- 1996 - 1998: Associate, Coopers & Lybrand
- 1992 - 1996: Planning Analyst, Southeast Michigan Council of Governments (SEMCOG)

### Professional Affiliation

1997 - Present: Member of the American Institute of Certified Planners

## Laurel Donaldson Senior Planner

### Education

2014:  
Massachusetts Institute of Technology, Department of Urban Studies and Planning, Master in City Planning

2008:  
Duke University, Bachelor of Arts in Political Science, cum laude with honors distinction

Laurel manages urban design, economic development, real estate development strategy, and clean-tech infrastructure planning projects at WXY, drawing on previous work experience in municipal government and international business consulting. Her work focuses on generating innovative urban policy and development strategies to support industrial job growth, sustainable infrastructure deployment, and creative place-making initiatives.

Laurel's current project work includes site and land use analysis for the North Brooklyn Brownfield Opportunity Area Study, environmental research and geospatial analysis for the development of a Food Industry Innovation District in Detroit, and assessment of real estate development potential under different zoning and permitting scenarios for a project on the Brooklyn-Queens waterfront.

Laurel was a Policy Innovation Fellow for the City of Boston Mayor's Office of New Urban Mechanics where she worked on product development for civic-sector mobile applications and pilot program design. Recently, Laurel also served as an MIT International Science and Technology Initiative Fellow embedded in the Mexican Social Security Department, working as a GIS Data Specialist to develop an interactive mapping tool that will help guide resource allocation for new community health clinics and hospitals nationwide, based on novel indicators of supply and demand for healthcare services.

Laurel received a Masters in City Planning from the Massachusetts Institute of Technology (MIT) in 2014. Her Masters Thesis, titled "Managing Growth in the Knowledge Economy: Lessons from the Boom and Bust of the San Francisco Technology Industry", compared the urban development trajectory of the Bay Area during the dotcom era with today's web 2.0 boom to define policy recommendations for managing rapid economic growth while preserving cultural and industrial diversity and promoting market resilience.

### Professional Experience

- 2014 - Present: Senior Planner, WXY, New York, NY
- 2014: Economic Planning Consultant, MassEconomics, Cambridge, MA
- 2013: Policy Innovation Fellow, Boston Mayor's Office of New Urban Mechanics, Boston, MA
- 2011-2012: Project Manager, Creative Commercial, LLC, New York, NY
- 2011-2012: Online Editor, American Express OPEN Forum, New York, NY
- 2009-2011: Research Management Associate, Eurasia Group, New York, NY

### Awards & Honors

- 2004-2008: Psi Chi National Honor Society
- 2014: MIT Public Service Fellowship

### Relevant Projects

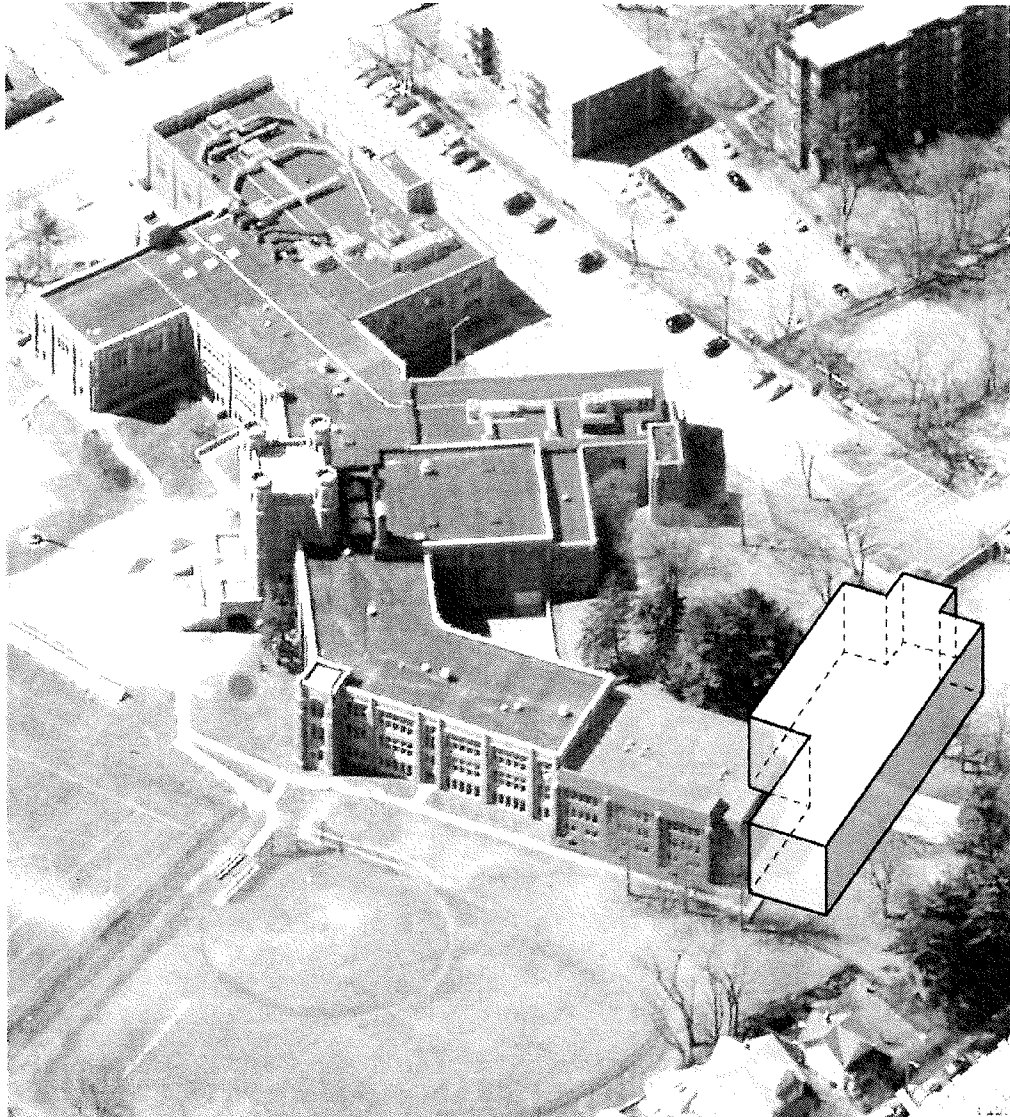
- NYSEDA, Electric Charging Pedestals for Food Trucks Feasibility Study and Pilot Program, Expected 2017
- BMW Group, Private Residential Car Share Pilot Program Design, Expected 2017
- Detroit Eastern Market Corporation, Wholesale Produce Terminal Feasibility Study, Expected 2016
- Detroit Eastern Market Corporation, Food Innovation District Strategy Plan, Expected 2016
- NY Department of State, North Brooklyn Brownfield Opportunity Area Study, Expected 2016
- NYC Department of City Planning, North Brooklyn Industrial Innovation Plan, Expected 2016
- NY Department of State, Red Hook Brownfield Opportunity Area Study, Completed November 2015
- City of New Rochelle, Public School Capacity Assessment and Fiscal Impact Study, Completed October 2015
- NYCEDC, Gowanus Canal and Newton Creek Storm Surge Barrier Study, Expected 2015
- Instituto Mexicano del Seguro Social (Mexico City), GIS Infrastructure Planning Initiative, 2014
- MassEconomics and New Economy Initiative, TechTown Incubator Development Study, 2014
- MIT Center for Real Estate Consulting Group, CREATE Entrepreneurship Initiative, 2014

# New Rochelle School Capacity Study

New Rochelle, NY

**Client**  
City of New Rochelle

**Status**  
Completed 2015



As part of a redevelopment effort of downtown New Rochelle, WXY studied the impact of the New Rochelle school district over a 10 year horizon based on anticipated new public school student registration. Opportunities for accommodating new students through classroom optimization, new construction, and policy changes were among strategies examined for managing school district population growth.

WXY then completed a 10 year enrollment projection for all children in the district, not only those in public schools. This led to a more holistic outcome, understanding population trends and more nuanced changes in school enrollment over the study period. A broad demographic analysis took place that focused on spatial distribution of the population of New Rochelle. From these trends, an assessment of potential educational space expansion and improvement took place, with careful consideration of location and transportation needs.

WXY then investigated an impact fee to calculate the proportionate share and likely expense incurred by the school district due to the proposed redevelopment. Additionally, a plan-based fee framework and calculation took place which was used to understand costs of financing capital infrastructure for a set of improvements to a specified amount of development.

# Boston Public Schools Geospatial Analysis

Boston, MA

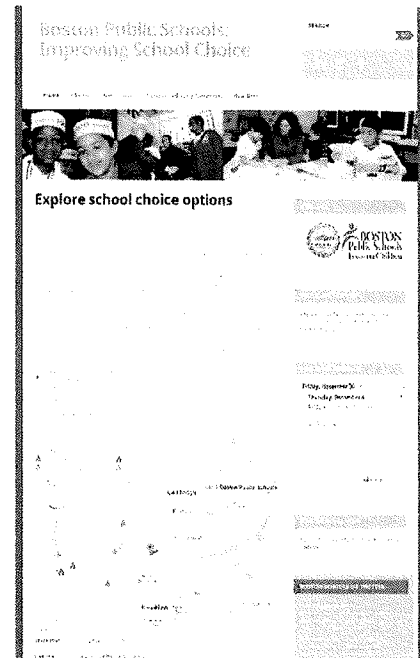
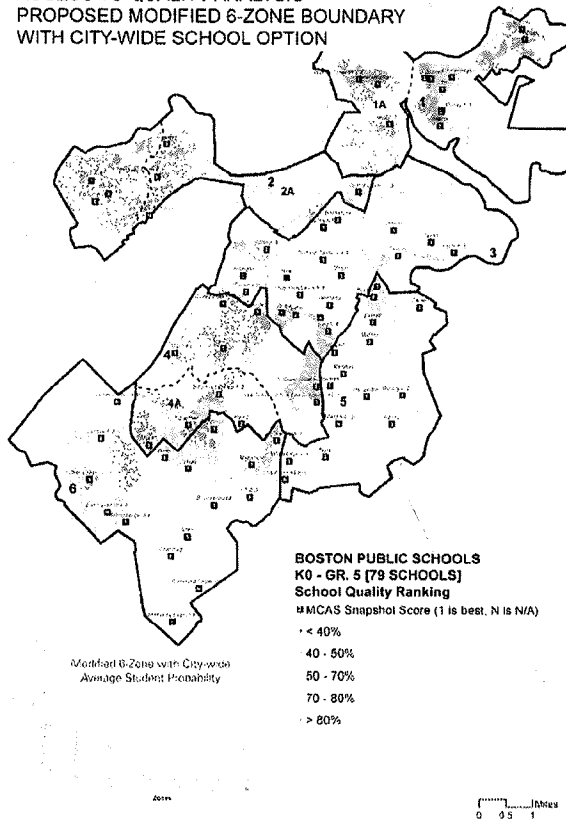
## Client

Boston Public Schools

## Status

Completed 2012

### ACCESS TO QUALITY ANALYSIS PROPOSED MODIFIED 6-ZONE BOUNDARY WITH CITY-WIDE SCHOOL OPTION



WXY was commissioned by Boston Public Schools to conduct an analysis and scenario testing for school assignment policy. WXY modeled new school assignment approaches that balanced choice, social equity, school capacity and distance to schools. Comprised of three zones, the previous Boston assignment system allows students to apply for an unlimited number of schools.

As part of the study, the WXY project team conducted a geospatial analysis of the current school assignment system and tested a number of new scenarios for school assignment using CommunityViz, a ArcGIS extension that offers the capacity to test a range of options and parameters. WXY also created an online mapping tool that enabled parents and families to test the various scenarios by entering their home address, mapping the assignment systems relative to home address and viewing their school choices in each model.



## 5. Experience & Qualifications

### 1. ANALYSIS OF SCHOOL NEEDS



#### **Boston Public Schools Geospatial Analysis**

WXY was commissioned by Boston Public Schools to conduct an analysis and scenario testing for school assignment policy. WXY modeled new school assignment approaches that balanced choice, social school capacity and distance to schools. Comprised of three zones, the previous Boston assignment system allowed students to apply for an unlimited number of schools.

As part of the study, the WXY project team conducted a geospatial analysis of the current school assignment system and tested a number of new scenarios for school assignment using CommunityViz, a ArcGIS extension that offers the capacity to test a range of options and parameters. WXY also created an online mapping tool that enabled parents and families to test the various scenarios by entering their home address, mapping the assignment systems relative to home address and viewing their school choices in each model.

WXY, further provided the Boston Public School District with a five-year enrollment projection, including population estimates by single year age, by Census block, by year for all

children in the city of Boston. These children were then split between public and private schools according to public school participation rates for their neighborhood. Developed completely within ArcGIS using Python, the projection was developed as a tool designed not only to produce enrollment projections, but to test different policies and to develop a range of output so that the school planner could ask questions, and not simply react to the model results. Both the forecasts and the model were delivered to Boston Public Schools so that it could be used independently from WXY

**Location:** Boston, Massachusetts  
**Timeframe:** 2012  
**Client:** Boston Public Schools Corporation

#### **Earls Court: Socio-Economic Impact Assessment and Analysis of Educational Needs**

As part of a wider socio-economic impacts assessment, the team undertook demographic and population projections for two London boroughs, examining issues such as household size as well as anticipated new development across the boroughs. WXY undertook a demographic and spatial analysis for 32 elementary schools within the 1.8 km travel radius and for 14 high schools within the 3.4 km radius to understand the potential demands and impacts of new schooling within the planned development.

**Location:** London, United Kingdom  
**Completion Date:** July 2011  
**Client:** Annette Simpson,  
Director of Planning  
Earls Court Properties

#### **Community Education Council 1 Assignment Policy Assessment**

The Lower East Side of Manhattan saw significant demographic change in both the neighborhood and the local schools in the period 1999 through 2011. CEC1 wanted to understand the changes that had taken place, and to see if there was any evidence that changes in local assignment policies to local schools had increased the segregation within the district. Community Education Council (District 1) engaged WXY and George Janes to critique the

re-zoning proposal and analyze the demographic changes occurring.

**Location:** New York, NY  
**Timeframe:** 2013  
**Client:** Community Education Council District 1

#### **Westchester County Technical Assistance**

In 2009, the US Department of Housing and Urban Development and Westchester County reached agreement to create 750 affordable homes with the Westchester Fair and Affordable Housing Settlement. The recent years have been marked by disagreements over whether progress has been made in the settlement. The impasse required a new and integrated approach that would incorporate affordable housing as part of a larger vision for municipalities. Utilizing Community Design Institutes that combined technology, planning research and charrette techniques, stakeholders were able to generate development scenarios with live feedback on the impacts on infrastructure and visual appearance.

A particular focus of the modeling was the provision of immediate data outputs of new development on property taxes, school district taxes, projected number of schoolchildren, and percentage of educational costs covered by taxes. As a result, this research involved detailed fiscal impacts research that considered the difference in district taxes and per pupil costs across several Westchester municipalities.

**Location:** Westchester County, NY  
**Timeframe:** 2014  
**Client:** Corporation for Supportive Housing

#### **London Borough of Southwark Geospatial Analysis of School Assignment Policy**

The London Borough of Southwark is an inner-city London borough with a population of 287,000, over 70 public elementary schools and 15 public high schools. Adam Lubinsky undertook a geospatial analysis of 20 elementary schools in the planning areas of Rotherhithe and Bermondsey that examined the

impacts of the school assignment policy in relationship to such issues as popularity, school quality, distances travelled, demographics and proximity to public housing. The work was produced as part of a Ph.D. dissertation for the University College London (UCL) and in conjunction with consulting work performed by architecture firm HKR.

**Location:** London, UK  
**Timeframe:** 2007  
**Client:** London Borough of Southwark

## 2. POPULATION PROJECTIONS

### Boston Public Schools Enrollment Projections

WXY provided the Boston Public School District with a five-year enrollment projection, including population estimates by single year age, by Census block, by year for all children in the city of Boston. These children were then split between public and private schools according to public school participation rates for their neighborhood. Developed completely within ArcGIS using Python, the projection was developed as a tool designed not only to produce enrollment projections, but to test different policies and to develop a range of output so that the school planner could ask questions, and not simply react to the model results. Both the forecasts and the model were delivered to Boston Public Schools so that it could be used independently from WXY

**Location:** Boston, Massachusetts  
**Timeframe:** 2012-2013  
**Client:** Boston Public Schools Corporation

### South Kingston, RI Growth Management Tool

Town of South Kingstown RI asked George Janes to develop a build-out tool as a new requirement of the Town's growth management program. The model operated at a sub-parcel level and used a variety of user-controlled assumptions. Assumptions could be turned on or off or adjusted via a "slider bar" so the Town could

simulate the effect of policy changes. The elements of the geospatial model, including the data, dependencies and formula, were defined through discussions with the Town's planning and development staff so that the model described how development within the Town actually occurred.

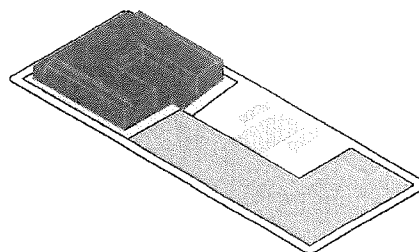
**Location:** South Kingston, RI  
**Client:** Town of South Kingston, RI

### Land Development Model, City of Houston

George Janes developed a Land Development Model (LDM) for the City of Houston, which forecasted change and tracked actual development as it occurred in small areas. The LDM was used to both forecast growth and manage change along this corridor after the installation of Houston's Light Rail Transit. The LDM allocates expected future year growth based upon development suitability and network distances. The model also tracked change related to 43 separate variables (population, jobs, housing, land, etc.), which corresponded to 22 over-arching indicators used to measure the performance of change in the Corridor.

**Location:** Houston, TX  
**Client:** City of Houston, TX

## 3. FACILITY ASSESSMENTS AND SCHOOL CAPACITY TESTING



### Program Fit Study for East New York Preparatory Charter School

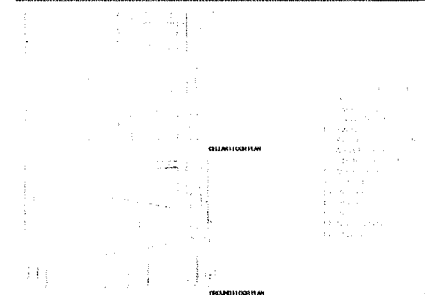
Following a site visit at 1962 Linden Boulevard, WXY was asked by Civic Builders to conduct a program fit study to investigate the ability of how the required program for East New York Prep could potentially be accommodated at this site.

This study examined two scenarios.

The first describes the renovation of the existing classroom modules for a K-5 school, to satisfy the medium-term growth of ENYP and to allow for the full implementation of the current K-5 charter. In other words, how well can a K-5 school fit within the existing modules?

The second part of the study examines a scenario where the area surrounding the southern two classroom modules would be acquired by Civic Builders and an entirely new school building erected in that location. This scenario involves examining the maximum building envelope allowable under the NYC zoning ordinance and the suitability of that space given the requirements of a possible K-8 school.

**Location:** Brooklyn, NY  
**Timeframe:** 2007  
**Client:** East NY Preparatory Charter School



### Brooklyn Prospect

For the development of a educational facility for two new charter schools, WXY was the lead architect from programming to preliminary design. This included a zoning variance for the lot to allow a five-story structure in the Gowanus section of Brooklyn. WXY coordinated the overall structural and façade system developments for a cost-effective and high performance frame.

May 12, 2016

Town of Hempstead Industrial Development Agency:

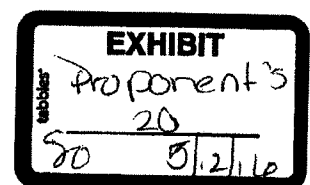
Trustee Ryan's accusation that any impropriety was suggested by Donald Monti or any partner of RDU is untenable. Don Monti, myself and Ed Scott of UrbanAmerica attended hundreds of meetings in the Village of Hempstead with various community stakeholders. At the meeting that Don Ryan is referring to, at which I was present, I never once heard at that meeting or any other meeting I've ever attended with Don Monti and Don Ryan, never was there even a hint of "impropriety" suggested. This was confirmed yesterday with Mr. Ed Scott.

Mr. Monti takes these accusations very seriously and has indicated to me that he plans on dealing with any such outrageous accusations separately. In the six years that I have been with the company, I have never once witnessed or heard about any action which could be construed as a "proverbial backroom deal". Our individuals, partners and the company pride ourselves on our business model of true public-private partnerships and we could not be successful nor survive in today's environment if we didn't approach everything we do with the highest level of integrity.

Finally, for the past 2 years that Don Ryan has accused RDU of a "bait and switch" tactic, we have reached out to him on at least a dozen occasions to sit down with him and explain the project that he voted for in February of 2012, in a 5-0 bipartisan approval (that was ultimately challenged in both the lower court and upheld in the court of appeals) is exactly what he is questioning today.

Sincerely,

Sean McLean  
VP Planning and Development  
Renaissance Downtowns

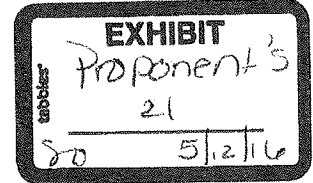


**CHARLES J. VOORHIS, CEP, AICP**  
Nelson, Pope & Voorhis, LLC (NP&V)

*Certified Environmental Professional  
American Institute of Certified Planners*

Managing Partner

**Years of Experience**  
36



**Project Assignment**

Environmental Planning / Project Oversight, Staff Supervision, Testimony/Hearings, Marketing

**Key Qualifications**

Mr. Voorhis is the Environmental Planning Department Head and primary contact of day-to-day management and coordination of technical projects at Nelson, Pope & Voorhis. Certified by the American Institute of Professional Planners (AICP) and by the National Association of Environmental Professionals as a Certified Environmental Professional (CEP), Mr. Voorhis brings 36 years of experience to the firm. Educational background includes an undergraduate degree in environmental geology and a graduate degree in environmental engineering with specialization in water resource management.

Charles Voorhis is consultant to the Village of Southampton and attends Zoning Board of Appeals (ZBA) meetings for wetlands and coastal special permits as well as provides consultation and advice to the Village Board of Trustees, Planning Board and ZBA on the State Environmental Quality Review Act (SEQRA), planning and land use, parking and transportation planning, economic revitalization, highway related matters, and drainage and stormwater mitigation, management and regulatory conformance. NP&V and Mr. Voorhis are also special consultants to the Villages of East Hampton, East Hills, Lake Success, Poquott, Bellport and other Villages. NP&V and specifically Mr. Voorhis directs and provides consultation to the Towns of Hempstead, North Hempstead, Oyster Bay, Brookhaven, Huntington, Babylon, Southampton, Riverhead, Southampton, Shelter Island, Southold and East Hampton. General municipal services include project reviews, environmental impact statements/assessments, Local Waterfront Revitalization Plans, Watershed Management Plans, Blueway Trail studies, Brownfields Opportunity Areas Studies, economic revitalization studies, fiscal/economic analysis, housing studies, economic market studies, grant administration, wetland permit review and recommended conditions, comprehensive and master planning, hearing presentation and testimony, environmental impact statement review, and special project preparation including Planned Development Districts, code revisions, watershed planning, stormwater management compliance and other environmental planning services.

Mr. Voorhis manages and participates in the preparation of all aspects of environmental analysis including: geology, ground and surface water resources, ecology and wetlands, air, noise, land use and planning, visual resources, community services, economic and fiscal analysis, market studies, and demographic studies and related environmental, planning and economic issues. Under direction of Mr. Voorhis, NP&V prepares Environmental Assessments Environmental Impact Statements and related documents for implementation of the State Environmental Quality Review Act (SEQRA), wetlands permits, environmental reports, economic analysis and all types of planning studies.

### Relevant Experience

Prior to becoming a partner at Nelson, Pope & Voorhis, Mr. Voorhis previously held a number of progressively responsible managerial positions in the field of environmental science and planning. His experiences include:

- As **Principal of Charles Voorhis & Associates, Inc.**, for nine (9) years Mr. Voorhis specialized in environmental impact statements (EIS's), Phase I and Phase II environmental site assessments (ESA's), noise impact and air emission studies, visual impact analysis, marine and coastal resource management and planning services. Mr. Voorhis developed a number of copyright protected computer models for environmental analysis in the areas of: wildlife and ecology; water budget analysis and groundwater impacts; economic and market analysis; and stormwater impact prediction. Expertise in applied use of SEQRA provides Mr. Voorhis with a valuable understanding of the practical and legal use of this law from both the private and municipal perspective.
- As **Director of the Division of Environmental Protection, Town of Brookhaven**, Mr. Voorhis managed a staff of environmental professionals which was responsible to advise the Planning Board, Town Board and the Zoning Board of Appeals on environmental planning issues, project review, and implementation of the State Environmental Quality Review Act. Under Mr. Voorhis, the Division was responsible for wetlands permit programs, land use project review, and operation/maintenance of a nature center facility with educational programs. The Division was an integral part of master planning for the Town and prepared for Generic Environmental Impact Statements assessing cumulative impacts of Town planning efforts and zone changes for groundwater and watershed protection and management, control of commercial growth, promotion of appropriate industrial development, and open space management.
- As **Environmental Analyst for the Division of Environmental Protection, Town of Brookhaven**, Mr. Voorhis attended and provided testimony and Planning Board hearings, reviewed subdivision, change of zone and site plan applications, and administered SEQRA including review of environmental impact statements.
- As an **Environmental I and Public Health Sanitarian with the Suffolk County Department of Health Services**, Mr. Voorhis performed marine environmental monitoring for the Southwest Sewer District, county-wide clam program and bathing beach monitoring, industrial waste and air pollution monitoring and compliance services, and sewage treatment plant inspection.
- **Noise and air quality** are factors in the cultural environment, and are subjects of importance in environmental analysis for nearly all major projects. Mr. Voorhis has been involved with noise and air impact analysis as related to development and environmental issues since 1982. Mr. Voorhis has received educational training in assessing environmental noise and air quality impacts through a Master of Science degree in Environmental Engineering. During employment with Suffolk County Department of Health Services as a Public Health

Sanitarian, Mr. Voorhis received noise and air quality training from an acoustical and air pollution engineers during course work for a Certificate in Environmental Health. As an Environmental Analyst with Brookhaven Town, Mr. Voorhis was involved with noise enforcement issues and noise and air quality complaints associated with violations of the Town Code. As principal of his own firm, Mr. Voorhis has been involved with numerous noise and air impact studies and environmental planning of projects including use of CAL3QHC, and standard noise impact prediction formulas, nomographs and models.

- Charles Voorhis has appeared before municipal boards in nearly all Long Island Towns. Mr. Voorhis has been **qualified as an expert witness** in noise and other environmental issues before the Towns of Hempstead, Brookhaven and Huntington Boards of Zoning Appeals (ZBA), as well as the Villages of Southampton, Centre Island and Babylon ZBA's on many occasions. NP&V has acted as a special consultant to the Town of Southold ZBA, Town Board and Planning Board, as well as the Town of Brookhaven, and the Villages of Southampton, Poquott, Port Jefferson, Lake Success and Upper Brookville regarding environmental analysis of special projects including wetland related matters. In addition, Charles Voorhis has been accepted as an expert witness on environmental planning impacts before the all Long Island Towns and many Long Island Villages and has testified in court under oath on environmental and solid waste matters before the New York State Supreme Court. The firm has completed all forms of environmental studies that have been accepted as professional documents for a variety of projects including residential/industrial noise compatibility and impact analysis, supermarket projects, auto service station facilities and other commercial uses.

## PROFESSIONAL QUALIFICATIONS

CHARLES J. VOORHIS, CEP, AICP

### Licensing and Certification:

Certified Environmental Professional (CEP)  
American Institute of Certified Planners (AICP)  
Certified Environmental Inspector, Environmental Assessment Association  
US Coast Guard Master Steam and Auxiliary Sail Vessels

### Experience:

- Managing Partner of Firm, Nelson, Pope & Voorhis, LLC; Melville, New York (1/97-Present)
- Principal of Firm, Charles Voorhis & Associates, Inc.; Miller Place, New York (8/88-1/97)
- Director, Division of Environmental Protection, Department of Planning, Environment and Development; Town of Brookhaven, New York (3/86-8/88)
- Environmental Analyst, Division of Environmental Protection, Department of Planning, Environment and Development; Town of Brookhaven, New York (8/82-3/86)
- Private and Public Consultant, Planning and Environmental Issues (8/82-3/87)
- Public Health Sanitarian, Suffolk County Department of Health Services; Hauppauge, New York (1/80-8/82)
- Environmentalist I, Suffolk County Department of Environmental Control, Central Islip, New York (2/78- 8/79)

### Education:

- SUNY at Stony Brook; Master of Science in Environmental Engineering, concentration in Water Resource Management, 1984
- Princeton Associates; Groundwater Pollution and Hydrology Short Course, Princeton, New Jersey, 1983
- New York State Health Department, Environmental Health Training Course, Hauppauge, New York, 1982
- Southampton College of Long Island University; Bachelor of Science in Environmental Geology, 1977

**Significant Professional Achievements:**

- Municipal SPDES Phase II Stormwater Management and Compliance for Villages of Poquott and Bellport, and Stormwater Assessment and Compliance for Individual Permits, 2006 to present
- Water Resource Impact Assessments for Land Use Projects Subject to Agency and Public Review, throughout Nassau-Suffolk Counties, 1998 to present
- Created Nitrogen Impact Assessment "Long Island Sound Nitrogen Influx Reduction" (LISNIR) Model Recognized by New York State for Watershed Management
- Created Copyrighted Nitrogen Dilution "Simulation of Nitrogen in Recharge" (SONIR) Model Recognized by Agencies for Use In Assessing Nitrogen Impact to Groundwater
- Suffolk County Study to Eradicate Aquatic Invasive Species from Carmans River Lakes and Canaan Lake, Brookhaven, 2010
- Manhasset Bay Hempstead Harbor Blueway Trail for Town of North Hempstead, 2010
- Town of Southold TDR Planning Study, Draft and Final GEIS for Transfer of Development Rights Program, 2008
- Beaverdam Creek Watershed Management Plan for South Shore Estuary Reserve, 2007
- Barriers to Fish Passage Assessment of 6 Streams for South Shore Estuary Reserve, 2007
- Eastern Waterfront Study for Town of Oyster Bay, 2007
- Lake Agawam Comprehensive Management Plan for Village of Southampton, 2007
- Suffolk County North Shore Embayments Watershed Management Plan, 2006
- New York Sea Grant NEMO GIS Enhancement Project, Non-Point Source Education of Municipal Officials, 2004
- Town of Southampton Critical Wildlands Protection, Transfer of Development Rights, 2004
- Town of Southold Comprehensive Implementation Strategy, Water Resource Management, 2003
- Mt. Sinai Harbor Management Plan for Town of Brookhaven, 2003
- Lower Port Jefferson Harbor Action Plan for Village of Port Jefferson, 2002
- Town of Shelter Island Water Supply Study for Town of Shelter Island, 2001
- Southampton Agricultural Opportunities Subdivision, DEIS, FEIS and Findings, 2001
- Town of Southold Water Supply Management & Water Protection Strategy, 2000
- Town of Islip Stormwater Outfall Inventory, 1998
- Great South Bay Stormwater Outfall Inventory for Town of Brookhaven, 1995
- Discussion of Hydrogeologic Zone Boundaries in the Vicinity of South Yaphank, LI, NY, 1986
- Review of Industrial Zoned Land in the Sensitive Hydrogeologic Zone, Brookhaven, 1983
- Groundwater Supply & Early Groundwater Use in Brookhaven Town, Suffolk County, NY 1983

**Professional & Other Organizations (past and present):**

- American Institute of Certified Planners
- American Planning Association, Washington, D.C.
- National Association of Environmental Professionals, Alexandria, Virginia
- Environmental Assessment Association, Scottsdale, Arizona
- American Water Resources Association, Syracuse, New York
- National Water Well Association, Worthington, Ohio
- New York Planning Federation, Albany, New York
- New York Water Pollution Control Association, Riverdale, New York
- Water Pollution Control Federation, Washington, D.C.
- Long Island Seaport & EcoCenter, Inc., Founding Director, Port Jefferson, New York
- Environmental Conservation Board, Village of Port Jefferson, New York
- Port Jefferson Village, Waterfront Advisory Committee, Port Jefferson, New York
- Town of Brookhaven Mount Sinai Harbor Advisory Committee, Medford, New York
- Brookhaven Conservation Advisory Council, Medford, New York





**NELSON, POPE & VOORHIS, LLC**

ENVIRONMENTAL • PLANNING • CONSULTING  
572 WALT WHITMAN ROAD, MELVILLE, NY 11747-2188  
(631) 427-5665 FAX (631) 427-5620  
npv@nelsonpope.com

May 12, 2016

Mr. Fred Parola, Executive Director  
Town of Hempstead Industrial Development Agency  
350 Front Street  
Hempstead, New York 11550

**Re: Hempstead Village  
Phase I Development  
Washington & Front Street  
Renaissance Downtowns Urban America, LLC**

Dear Mr. Parola:

I am the managing partner of Nelson, Pope & Voorhis, LLC (NP&V), a Long Island based environmental and planning consulting firm with expertise in the preparation of environmental impact statements for municipal code implementation including form-based zoning for downtown revitalization. Our firm provides services to municipalities and private industry throughout Long Island and the lower Hudson Valley. I am a Certified Environmental Professional (CEP) and a member of the American Institute of Certified Planners (AICP) and have practiced environmental planning consulting in the tri-state region for 39 years.

Our firm prepared the Generic Environmental Impact Statement (GEIS), including the Draft and Final GEIS, that were used by the Village of Hempstead for the preparation of a Statement of Findings and decision to approve the Downtown Overlay Zones in 2012. NP&V also prepared further environmental analysis for the Phase I project as required by the Findings on the GEIS. These studies included extensive analysis and documentation all aspects of the environment including traffic and parking, school district conditions and community services, community character and shadow studies, infrastructure including wastewater and water supply, land use, zoning and land use plans. These studies were prepared by my firm and reviewed by consultants to the Village including the well-respected firms BFJ and VHB on behalf of the Village of Hempstead.

Through my profession, I attend planning conferences and review professional journals that all support mixed-use, transit-oriented development as a means to promote downtown revitalization. The downtown overlay zone put in place by the Village of Hempstead will accomplish this, and this Phase I development is the first step.

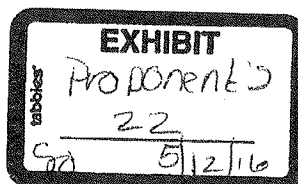
I have reviewed the letters submitted by Mr. Don Ryan, Mr. Bill Sammin and Councilwoman Dorothy Goosby. I hereby submit, for the record, my responses prepared in coordination with Renaissance Downtowns, to each and every statement made in those letters. My submission, entitled "Community Driven, Transformative Redevelopment: Engaging the Silent Majority," explains the myths and facts of each of the points of the three previously referenced letters that you received. I further indicate to you, that the statements contained in those letters are false and baseless for the reasons contained in the response. It is critical to understand the planning principles that accomplish downtown revitalization and vibrancy through occupancy, job creation, re-development of underutilized properties and the benefits that accrue from this type of development, all of which were studied and supported through the GEIS process.

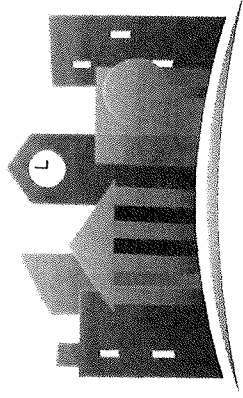
Thank you for your consideration.

Respectfully submitted,

**NELSON, POPE & VOORHIS, LLC**

Charles J. Voorhis, CEP, AICP  
Managing Partner

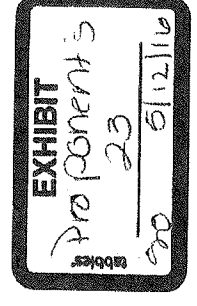




# RENAISSANCE DOWNTOWNS

Community Driven, Transformative Redevelopment: Engaging the Silent Majority

Crowdsourcing Triple Bottom Line Development



## MYTH

## FACT

Lack of public presentation of Phase I

This site has been discussed and presented as a potential development site since the 2006 Comprehensive Plan Update. The site was also clearly identified in the Master Conceptual Plan publicly presented and unanimously adopted in 2011, as well as in all applicable zoning and SEQR documents in 2012. Specific phasing was determined as a result of complicated title encumbrances such as the long term lease by the LIRR of several acres near the transit hub that are in the process of being cleared.

The traffic from Phase I will be problematic

Traffic was studied by 3 separate engineering firms, the county and the Village department of public works for efforts beginning with the 2012 zoning adoption and updated in 2013, 2014 & 2015 as conditions of site plan approval for Phase I. As part of these traffic studies which concluded minimal impacts 52 intersections have been analyzed.

MYTH	FACT
<p>This is not Smart Growth</p>	<p>Phase I is lauded as Smart Growth for multiple reasons including:</p> <ul style="list-style-type: none"> <li>- Activation of underutilized tax exempt properties in Downtown</li> <li>- Walkable to Hempstead Transit Center</li> <li>- LEED Neighborhood design Silver equivalency</li> <li>- Compact energy efficient design</li> <li>- Significant water/sewer reduction requirements</li> <li>- Creation of active street frontages which increase safety and 24/7 vibrancy</li> <li>- Enhancement of underutilized publicly shared parking garage</li> </ul>
<p>Metro 303 comparison</p>	<p>Phase I is significantly different than Metro 303 in its:</p> <ul style="list-style-type: none"> <li>- Unit sizes are significantly smaller with more studios and 1 bedrooms resulting in the likelihood of fewer school aged children</li> <li>- Development of tax exempt underutilized land</li> <li>- Parking configuration which creates active</li> </ul>

MYTH	FACT
<p>Density will impact the Village</p>	<p>The density mix of 80% Studios and 1 Bedrooms and 20% 2 Bedrooms will create a maximum of 9 school aged children. The net tax benefit in year one of the proposed PILOT (growing each year) will be over 4-1 netting the district over \$350,000 in year 1.</p>
<p>We need more business and commercial development like Home Depot</p>	<p>The new zoning calls for and actually requires Main Street storefronts allowing for millions of square feet of commercial development. Commercial development will be driven by new residential creating a live, work, shop, learn and play environment. The old zoning allowed for commercial in the Downtown enabling up to 20 million sf to be built, which zoning still exists but has not been utilized in over 50 years because of the code not permitting a mix of uses which is essential for a sustainable downtown. Home Depot like most big box chains provide minimal economic development to an area competing with small business and shipping nearly 95% of revenues out of the local municipality.</p>

## MYTH

Planning board didn't hear or consider concerns on environmental impacts (density, traffic, schools & infrastructure)

## FACT

As submitted as part of the IDA application it has been well documented that all environmental impacts were not only studied in depth during the zoning process (which process received a commendation from NC Planning Commission as an example for other communities to follow) (copy enclosed) but all applicable studies were re-evaluated and updated for site specific impacts for the Phase I site plan approval. Regarding infrastructure the revitalization project and Phase I is responsible for justifying receipt of a \$5mm grant from NY State and a \$20mm commitment from Nassau County for sewer upgrades that benefit the Village as a whole.

This Phase I is a "Mega Project"

Prior to the Master Developer engagement in 2011 the Village Comprehensive Plan recommended 3,434 residential units in the Downtown inclusive of the Phase I site. The new zoning was approved for the same number of units contemplated in the Comprehensive Plan update in 2006. Phase I represents less than 10% of these units.

Wayne J. Hall Sr., Mayor



LUIS FIGUEROA, Deputy Mayor

WAYLYN HOBBS, JR., Trustee

PERRY M. PETTUS, Trustee

DON RYAN, Trustee

May 12, 2016

Dear IDA Board Members,

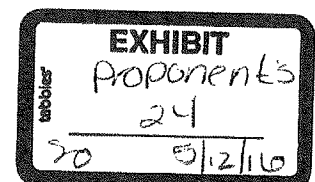
We are in support of Renaissance Downtowns UrbanAmerica receiving a payment in lieu of taxes (P.I.L.O.T), and we strongly encourage that the IDA approve this initiative. We believe that this project will be beneficial for our community. This program will enable us to break ground with the Village of Hempstead's Downtown Revitalization Project. As members of the Hempstead community, we look to empower our residents, and with this project it will generate enumerable tax benefits for our residents. We have worked with Renaissance Downtown for a couple of years now, and they have been very helpful in providing information and a helping hand.

We encourage and hope that you take this opportunity to help this organization that has done a lot for our community.

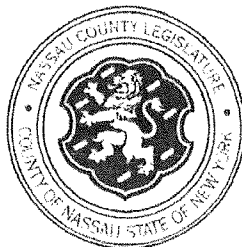
Sincerely,

Wayne J. Hall, Sr.,  
Mayor

Waylyn Hobbs, Jr.  
Trustee



KEVAN M. ABRAHAMS  
MINORITY LEADER



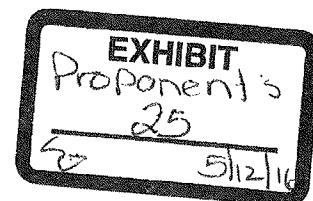
RANKING MEMBER:  
RULES  
BUDGET REVIEW

MEMBER:  
PUBLIC SAFETY

NASSAU COUNTY LEGISLATURE  
1550 FRANKLIN AVENUE  
MINEOLA, NEW YORK 11501  
(516) 571- 6201  
FAX: (516) 571- 6187  
KABRAHAMS@NASSAUCOUNTYNY.GOV

May 12, 2016

Town of Hempstead Industrial Development Agency  
350 Front Street  
Room 234-A  
Hempstead, NY 11550  
RE: Village of Hempstead / RDU Phase I PILOT Application



Dear Chairman Sasso and IDA Board Members,

As a County Legislator who represents the Hempstead Village community it is with great positivity that I write you today in support of the Town of Hempstead IDA approving the PILOT application that is before you for Phase I of the Village's \$2.5 billion revitalization.

Our region has come to embrace responsible transit oriented development, as evidenced by successful multifamily and mixed-use development throughout our County including communities that surround Hempstead Village such as Mineola, Rockville Centre and West Hempstead. These projects were only made possible with the support of our IDA's and the provision of financial assistance in the form of a PILOT. Today is the Village's opportunity to utilize this essential public financing mechanism to kick start the largest and most impactful downtown revitalization within our entire region.

This revitalization will provide over 18,000 jobs, including 12,000 during construction and an astounding 6,000 permanent positions. To ensure that my constituents that live in the Village benefit from this economic growth, the Village has a Community Benefits Agreement to provide 25% of those jobs to local village residents. Considering the high unemployment that the Village faces, there is no community more deserving of this opportunity than Hempstead Village.

Finally, as you are likely aware, the NYSED has a grant for \$10 million that will be awarded to one downtown on Long Island. I can think of no project that better fits the EDC's state desire to leverage and catalyze job creation and economic development than the Village of Hempstead's \$2.5 billion mixed-use TOD. The community is strongly



supportive of this effort, as evidenced by the significant showing of support at formal public hearings during the zoning and approval process, and the ongoing outreach conducted by the Village and Master Developer through its innovative and community driven Renew Hempstead and Hempstead 6 programs. I have followed this ongoing process which has witnessed over 250 public meetings and believe that the Master Developer has provided a model for constructive community engagement and responsible economic development.

With this as backdrop, I strongly urge the Board to review and approve this application in short order. The Village and its private sector partner have worked diligently to get to this juncture and it is now time to finalize the process by providing a PILOT to Phase I as our IDA's have done in the past for the surrounding communities to position Hempstead to break ground on this long awaited revitalization.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read 'K. Abrahams', followed by a horizontal line ending in a small circle.

Kevan Abrahams  
Minority Leader  
Nassau County Legislature

# DAVINCI CONSTRUCTION

AND RELATED COMPANIES

DAVINCI CONSTRUCTION OF NASSAU, INC.  
DAVINCI CONSTRUCTION OF MA, INC.  
DAVINCI CONSTRUCTION OF NY, INC.

*Quality Builders Serving The Northeast*

May 12, 2016

To Whom It May Concern:

Now is the time for such a major redevelopment project to take place in the Village of Hempstead and now is the time for the Town of Hempstead IDA to partner with Renaissance Downtown to make this major project happen, which will create thousands of new construction jobs, thousands of new permanent jobs, hundreds of new residential units, millions of dollars in new sales tax and real property taxes and millions of dollars in new revenue for the Hempstead School District. But even more important than those economic figures and they are substantial, is the great new perception which will be created by this project that the Town and the Village of Hempstead are ready, willing and able to provide the benefits necessary for this great new project to move forward.

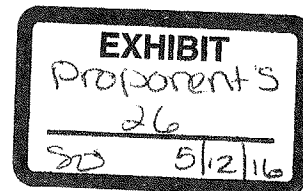
For too many years, redevelopment in this geographic area has been very difficult to move forward. Now we have a developer who is ready to invest millions and millions of dollars in new residential, retail and office complexes and to use millions of new state dollars to upgrade the infrastructure in these areas so that everyone in the Village of Hempstead will benefit.

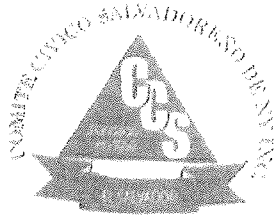
The Renaissance Downtown Redevelopment Project has been many years in the making, many community meetings in the making and many community benefits in the making. Now is the time and Hempstead is the place to move this forward, with all of the benefits it will bring. We are very hopeful that the Town of Hempstead IDA will provide the benefits necessary to make the financing of this project feasible and to allow for the project to move forward. The Village of Hempstead and the Town of Hempstead may not get another chance.

Respectfully,  
Donna Cipoletti

President

W.B.E. Certified #45159





## COMITE CIVICO SALVADOREÑO DE NY INC.

62 Nichol Ct. Baseman, Hempstead. N. Y. 11550. 516-425-3274.

Email: [ComicsalvaIncny@yahoo.com](mailto:ComicsalvaIncny@yahoo.com)

Hempstead, 11 de Mayo 2016.

Estimados miembros de la comunidad de la Villa de Hempstead,

Para nosotros es un placer poder dirigirnos a Ustedes.

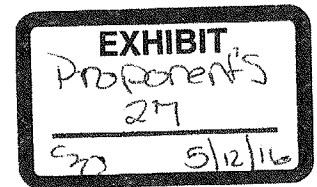
Nosotros somos el Comité Cívico Salvadoreño de NY. INC. el comité más Antiguo y fue fundado en 1992. En Hempstead como resultado de las muchas necesidades que se estaban dando en ese tiempo en la comunidad de Hispana.

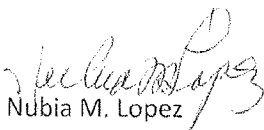
Estamos aquí para representar a una de las comunidades más grandes de esta área, que son Los Salvadoreños y todas las comunidades afectadas en sus diferentes formas por cualquier cambio que se de en su lugar de residencia. Y hoy en la Villa de Hempstead,.

Apoyamos la Revitalización de La Villa, apoyamos el Programa { P.I.L.O.T } pago en lugar de Impuestos que beneficiaría en la creación de trabajos, Reducción de Impuestos, Nuevos Ingresos para la Villa y Nuestro Distrito Escolar, Programas que también contribuiría a que Nuestros Jóvenes no se vayan a otros condados y pueblos a buscar empleos .

Apoyamos cualquier gestión que el Sr. Alcalde Wayne J. Hall de Esta Villa, esta' haciendo en beneficio de la Comunidad en general de la Bonita Villa de Hempstead ya que ha venido haciendo un excelente trabajo.

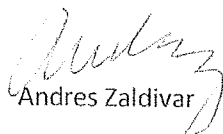
Atte. Comité Cívico Salvadoreño de N.Y. INC.



  
Nubia M. Lopez

Coordinadora

516-425-3274

  
Andres Zaldivar

Secretario

516-384-7786

Carlos Canales.

Tesorero.

516-582-2720

FORCHELLI, CURTO, DEEGAN, SCHWARTZ, MINEO & TERRANA, LLP  
COUNSELORS AT LAW

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333 EARLE OVINGTON BLVD., SUITE 1010  
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WEBSITE: WWW.FORCHELLILAW.COM

DANIEL P. DEEGAN  
PARTNER  
DDEEGAN@FORCHELLILAW.COM

May 13, 2016

Town of Hempstead Industrial Development Agency  
350 Front Street  
Room 234-A  
Hempstead, NY 11550-4037

Attn: Board Members

*Re: Renaissance Downtowns UrbanAmerica LLC  
Application for Financial Assistance;  
Public Hearing – May 12, 2016*

Dear Members of the Board:

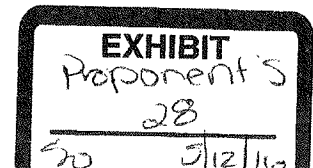
As you know, this firm is counsel to the applicant Renaissance Downtowns UrbanAmerica LLC ("RDU") in reference to the above-referenced application.

I am writing to supplement the record of the public hearing that took place on May 12, 2016.

In particular, the following is set forth to correct and/or clarify certain incorrect "factual" assertions made by subsequent speakers for which, due to the format of the hearing, we did not have the opportunity to rebut:

1. Residential vs. Commercial

Mr. Lester erroneously stated that the overall downtown project was heavily skewed towards residential vs. commercial, to the tune of an 84% to 16% ratio. This is simply not true. The Downtown Overlay Zoning Code ("DOZ"), which implements the Village's Comprehensive Plan, calls for 5,000,000 square feet of development. It is anticipated that approximately 55% of that square footage will comprise residential and approximately 45% is slated for commercial (retail, office, cultural, hospitality). The commercial component is what drives the creation of the 6,000 permanent jobs and careers (many earmarked for Village residents) for the overall downtown project



FORCHELLI, CURTO, DEEGAN, SCHWARTZ, MINEO & TERRANA, LLP  
COUNSELORS AT LAW

May 13, 2016  
Page 2

as set forth at the hearing by economist Dr. Martin Cantor.

Mr. Lester cited the appraisal program as the basis for his assertion, but that program was created for the limited purpose of determining the residual value of the Village-owned land (pursuant to the appraisal methodologies described in the Master Developer Agreement ("MDA")), not to describe the overall downtown development which will include private properties as well.

In fact, because the Village did not own any properties on Main Street, RDU has now entered into agreements with several private property owners on Main Street (and is in discussions with several others) to combine their properties with the former Village parking lot properties to permit the mixed-use projects on Main Street.

Finally, RDU is in discussions with John Blasig, CEO of UMS (who testified at the hearing), a major Clean Energy manufacturing firm, who has indicated his intention to bring 500 high paying jobs to the Village if this Phase I Project in the Village's overall project moves forward.

2. **"Gentrification"**

There is no "displacement" of Village residents and there will be no "eminent domain" of any private properties. As such, there is no "gentrification" as that term is commonly used to disparage revitalization efforts in minority communities. All the properties acquired by RDU are vacant parking lots, including the Phase I Project.

3. **Community Benefits**

In addition to the 25% local hiring and contracting provisions of the Community Benefits Policies adopted by the Village, it is also important to note that the Community Benefit Policies require that fees be paid, enacted through the DOZ Ordinance, which will amount to millions of dollars that can be utilized directly by the Village to enhance its downtown revitalization efforts, including job training.

While RDU has already paid approximately \$380,000 in Community benefits fees in connection with the Phase I Project, it should be noted that every developer participating in DOZ, not just RDU, will be required to pay these Community Benefit fees as per the DOZ ordinance.

FORCHELLI, CURTO, DEEGAN, SCHWARTZ, MINEO & TERRANA, LLP  
COUNSELORS AT LAW

May 13, 2016

Page 3

4. **Phase I Project Location**

Trustee Ryan has consistently talked about a "bait and switch", i.e., building Phase I where it is instead of on North Main Street.

However, there was a unanimous 5-0 Village Board vote on the Master Developer Agreement ("MDA"), including trustee Ryan, wherein the Phase I Project property was always explicitly included in the description of the project and the Phase I site was likewise included in each of the predecessor agreements and Master Conceptual Plan that were likewise approved by the Village Board prior to the MDA. The MDA was subsequently challenged and then upheld by the Nassau County Supreme Court, whose decision was then affirmed in the Appellate Division in Brooklyn.

In any event, RDU has submitted site plan applications for properties on Main Street. As noted above, because the Village did not own any properties on Main Street, RDU has now entered into agreements with several private property owners on Main Street (and is in discussions with several others) to combine their properties with the former Village parking lot properties to permit the mixed-use projects on Main Street. Those site plans are being processed by the Village and its Planning Board.

5. **Katherine Garry Attack on MDA Process**

The attack by Katherine Garry on the process surrounding the adoption the MDA are nothing but a rehash of her old arguments which were soundly rejected by the Courts. She was behind an Article 78 brought in 2012 that was dismissed by the Nassau Supreme Court. The Court's decision upheld the MDA and the process surrounding it, including the "description of the property" issues, the "public notice of public hearing" issues raised, and the "appraisal methodology terms". That decision was thereafter upheld by the Appellate Division, Second Department.

6. **Price of the Land**

There were several statements made at the hearing to the effect that "the developer got the land for free". This is completely inaccurate.

First of all, there were two appraisals, not just one as many of the speakers seem to indicate. The Village had their own appraiser (Standard Valuation Services (SVS), a well-respected LI based appraisal firm) and RDU had its own appraiser as called for

FORCHELLI, CURTO, DEEGAN, SCHWARTZ, MINEO & TERRANA, LLP  
COUNSELORS AT LAW

May 13, 2016  
Page 4

in the MDA.

RDUA has already spent \$13.5 million to this point under the MDA and has committed another \$7 million to the Village in addition to the \$1M it paid the Village in December 2015 (the next \$500,000 payment is due in June 2016).

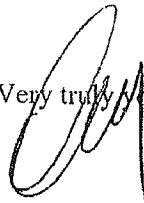
In addition, RDUA will pay \$2 Million to refurbish the structured parking garage as part of the Phase I Project, which garage will continue to be used for municipal parking.

Finally, and very importantly, the overall development project will require \$40-\$50 million worth of structured parking to accommodate the project and the Village parking requirements, *which continue to encumber the land*. The parking lots will continue to be used for Village parking until the actual individual phases start construction. Thereafter, the developer must provide replacement parking for the Village which it shall continue to utilize at no cost to the Village!

In conclusion, I would like to emphasize once again how important this project is to the Village, the Town and the region. The Village has worked so hard to get to this point and is now on the brink of seeing that hard work and vision become a reality. That can only happen with your assistance. Without your assistance, all these efforts and vision will be for naught. Please allow this long-neglected and deserving Village join its successful neighboring communities in a revitalized downtown.

Thank you for your consideration.

Very truly yours,



Daniel P. Deegan

DPD/ac

**SIELA A. BYNOE**

Legislator, District 2



**Committees:**  
**Ranking Member:**  
**Minority Affairs**

**Member:**  
**Finance**  
**Public Safety**  
**Health and Social Services**  
**Government Services and Operations**  
**Economic & Community Development and Labor**

**NASSAU COUNTY LEGISLATURE**

1550 FRANKLIN AVENUE  
MINEOLA, NEW YORK 11501  
TEL: (516) 571-6202 FAX: (516) 571-6761

[SBYNOE@NASSAUCOUNTYNY.GOV](mailto:SBYNOE@NASSAUCOUNTYNY.GOV)

**VIA ELECTRONIC MAIL**

May 13, 2016

Town of Hempstead Industrial Development Agency  
350 Front Street  
Room 234-A  
Hempstead, NY 11550

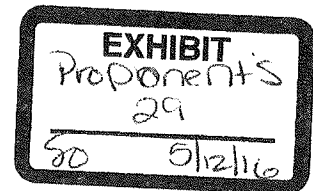
RE: RDU Phase I PILOT Application for Village of Hempstead Revitalization

Dear Chairman Sasso and IDA Board Members:

As the County Legislator who represents Hempstead Village I write you today to express my strong support for the PILOT application that is before the Town of Hempstead IDA in regard to the Village's first phase of its comprehensive downtown revitalization.

As it has been explained to me, this project is a prime example of responsible development as a mixed-use and transit oriented effort that should bring significant benefits to a community that is taking tremendous strides in overcoming years of economic hardship. I understand that the Village has worked for over a decade to get to this juncture of being shovel ready, needing only a PILOT for the first phase to enable its developer, RDU, to break ground. In light of similar PILOTS that I am informed have been provided to neighboring communities including Rockville Center, Mineola and West Hempstead, I would expect this project to be fully supported by the Town IDA, and we hope that is the case for this most deserving community and a project that represents its future.

This first phase, which I am informed is expected to create over 900 jobs in itself, is the first step to a comprehensive revitalization that I understand has been projected to provide over 18,000 jobs, including 12,000 during construction and another 6,000 permanent positions. I further understand that the Village has a Community Benefits Agreement to provide 25% of those jobs to local village residents – an essential component of a project within an area that has the highest unemployment rate in Nassau County. In addition, it has come to my attention that the Village may be competing for a \$10 million grant from the Empire State Development Corporation that will be provided to one downtown on Long Island. I believe that Hempstead is, by far, the best opportunity to attract that funding for Nassau County. However, the proposed PILOT should be in place for groundbreaking to move forward, in order to demonstrate that the Town and Village are, indeed, ready to commence construction on this essential redevelopment.

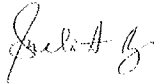




I request that the Board review this matter diligently and provide the developer with the PILOT so the additional phases can also move forward, to set the stage for ushering in a new day of prosperity for the Village, the Town and our region.

Thank you for your time.

Sincerely,



Siela A. Bynoe  
Legislative District 2

FORCHELLI, CURTO, DEEGAN, SCHWARTZ, MINEO, COHN & TERRANA, LLP

COUNSELORS AT LAW

THE OMNI  
333 EARLE OVINGTON BLVD., SUITE 1010  
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WEBSITE: WWW.FORCHELLILAW.COM

DANIEL P. DEEGAN  
PARTNER  
[DDEEGAN@FORCHELLILAW.COM](mailto:DDEEGAN@FORCHELLILAW.COM)

May 8, 2012

Ms. Debra DiSalvo  
Village of Hempstead  
Village Attorney  
99 Nichols Court  
Hempstead, New York 11550

*Re: Identification of Sections Blocks and Lots for the Master Development Agreement*

Dear Ms. DiSalvo:

Pursuant to the terms of the Master Developer Agreement ("MDA") dated February 9, 2012, by and among the Village of Hempstead, the Incorporated Village of Hempstead Community Development Agency and Renaissance Downtowns UrbanAmerica LLC, enclosed please find the following:

A listing of the Sections, Blocks and Lots for Village and CDA Properties in accordance with Exhibit B (exclusive of roads & utility infrastructure) of the MDA.

*Please see attached Exhibit B*

A listing of the Sections, Blocks and Lots for Private Properties in accordance with Exhibit C of the MDA:

*Please see attached Exhibit C*

Sections, Blocks and Lots for Transit Properties in accordance with Exhibit D (exclusive of roads & utility infrastructure) of the MDA:

*Please see attached Exhibit D*

Sections, Blocks and Lots for Other Governmental Properties in accordance with Exhibit E of the MDA:

*Please see attached Exhibit E*

## EXHIBIT B

### LEGAL DESCRIPTION

#### Village Properties:

All Village Property within the Project Area other than roads and utility infrastructure.

<u>SECTION</u>	<u>BLOCK</u>	<u>LOT</u>
34	339	338
34	339	341
34	339	342
34	338	34
34	338	35
34	338	23
34	338	36
34	338	20
34	338	112
34	333-2	19
34	333-2	20
34	333-2	121
34	333-2	225
34	333-2	325
34	331	40
34	331	58
34	331	56
34	330	129
34	195	135
34	195	138
34	193	9
34	193	11
34	193	13
34	193	14
34	193	118
34	192	11
34	192	16
34	192	17
34	192	18
34	192	109
34	192	110
34	194	5
34	522	2
34	522	304
34	522	326
34	332-2	35
34	332-2	37

<u>SECTION</u>	<u>BLOCK</u>	<u>LOT</u>
34	332-2	48
34	332-2	49
34	332-2	50
34	332-2	53
34	332-2	56
34	332-2	57
34	332-2	58
34	332-2	59
34	332-2	60
34	332-2	64
34	332-2	66
34	333-1	9
34	333-1	11
34	333-1	12
34	333-1	13
34	333-1	50
34	333-1	63
34	333-1	64
34	333-1	65
34	333-1	66
34	333-1	67
34	333-1	68
34	333-1	69
34	333-1	70
34	333-1	71
34	333-1	72
34	333-1	100
34	333-1	110
34	333-1	137
34	333-1	142
34	342	284
34	342	285

## EXHIBIT B

### LEGAL DESCRIPTION

#### CDA Properties:

All CDA Property within the Project Area other than roads and utility infrastructure:

<u>SECTION</u>	<u>BLOCK</u>	<u>LOT</u>
34	340	319
34	340	316
34	339	16
34	339	52
34	339	53
34	339	54
34	339	152
34	339	235
34	339	304
34	339	308
34	339	310
34	339	316
34	339	333
34	339	340
34	339	346
34	339	347
34	338	8
34	338	37
34	333-2	15
34	333-2	327
34	333-2	328

] Denton Green Park

**Total Fair Market Value of all Village and CDA  
Properties in Downtown Area to be Sold to Developer  
\$53,361,810**

**Village-Owned Properties to be Sold to Developer**

Total Fair Market Value (FMV) == \$36,060,830

**The Giant Parking Lot that runs north and south from Fulton to Front, and from east to west from Main Street to N Franklin** behind all the stores that boarder these four major business area streets. This lot serves all the stores on these major business area streets such as Nagasaki, Children's World, Best Seller Book Store, the new Jeans Store on Main Street, the Asian Supermarket on N. Franklin, the Bank of America on Corner of Main and Front, etc., etc.

FMV of Sections of this lot owned by the Village = \$2,459,610

(Remainder of the lot is owned by CDA (See CDA section for CDA FMV))

**Denton Green Park on Fulton between Main St and Washington.**

Includes all of Denton Park except for a small section in northwest corner.

FMV = \$2,982,750

**Extensive Parking Lot on Main Street, adjacent to the Bus Terminal and across Main St from the Rivoli Apartment building.**

FMV = \$2,340,530

**Hempstead Public Library on Nichols**

Court FMV = \$3,622,530

**Hempstead Village Hall on Nichols Court, including  
Police Department Headquarters and Village Court  
Offices** FMV = \$4,392,500

**Extensive Parking Lot Next to Village Hall on Nichols**

Court FMV = \$1,245,360

**Building Housing the Assessors Office and Building Department  
on Jackson Street, between Station Plaza and Washington  
Street** FMV = \$738,620

**All Parking Lots on Jackson, behind Village Hall and behind the  
Police Department from Station Plaza up to Playground at  
Jackson and Washington St.**

FMV = \$1,586,280

**Playground at Corner of Jackson and  
Washington** FMV = \$265,410

**Parking Lot behind the Library** FMV = \$395,540

**Fire House on Clinton at Cooper Street North, between Front and Fulton, including all of Parking Lot 16**, located behind the Fire House and behind Walgreens and extending over to Washington Street between the Church Center and up to and including Cooper Street North. FMV \$= 3,528,760

**Fire House on Jackson Street**, Next to the EOC Building between Main and N. Franklin Streets. FMV = \$641,810

**Commuter Parking Lots 11 and 11A, adjacent to LIRR**, located mid block between Main and Washington, running north and south between W Columbia and Bedell Streets, and used by Commuters. FMV = \$1,690,610

**Commuter Parking Lot 11 B, adjacent to LIRR**, located mid-block between Main and Washington Streets and running north and south between Bedell Street and Kellum Place, part currently used for Commuters and part rented out for use by Car Dealerships. FMV = \$1,046,730

**Large Parking Lot which serves the Nassau County Court House**, located behind the Court House and running between Center St and Jackson St.  
FMV = \$1,789,700

**Large Parking Lot between Main and N Franklin Streets, which also serves the Nassau County Court House** and located south of Center Street.  
FMV = \$2,160,360

**Parking Lot 10**, mid-block between Main and Washington and running north and south between Union Place and Kellum Place, currently rented out and fully utilized by a Car Dealership FMV = \$1,401,310

**Parking Lot 9**, mid-block between Main and Washington and running north and south between Kellum and Bedell, currently used by Town of Hempstead for employee parking. FMV = \$816,730

**Parking Lot 8**, mid-block between Main and Washington and running north and south between W Columbia and Bedell Streets. FMV = \$1,234,670

**Parking Lot 7**, mid-block between Main and Washington and running north and south between Jackson and W Columbia Streets  
FMV = \$1,172,290

**Parking Lots on East Side of Main Street**, between Fulton and Nichols Court and which serve stores on Main St from Fulton to Center St and Nichols Court FMV = \$548,730

### **CDA-Owned Properties to be Sold to Developer**

Total Fair Market Value = \$17,300,980

**The Giant Parking Lot that runs north and south from Fulton to Front, and from east to west from Main Street to N Franklin** behind all the stores that boarder these four major business area streets. This lot serves all the stores on these major business area streets such as Nagasaki, Children's World, Best Seller Book Store, the new Jeans Store on Main Street, the Asian Supermarket on N. Franklin, the Bank of America on Corner of Main and Front, etc., etc.

FMV of the Sections of the lot owned by the CDA = \$3,226,260

**The Large Parking Lot at Corner of Front and Washington Streets.** It is currently used by the Town of Hempstead and extends all the way up to Cooper St North which is just south of Fulton. FMV = \$1,997,170

**The Huge Two Tier Parking Garage** that is behind St. George's Church on Front Street and behind 310 Fulton which used to be the old Motor Vehicle Office. **(Includes roadways to the parking garage including Cooper Street, as well as Cooper Street North, South and West and Helen Keller Drive.)** This parking facility was totally renovated a number of years ago.

FMV = \$10,313,870

**The New Parking Lot between Fulton and Nichols Court, adjacent to Denton Green.** This is the site of the old Grant's Building. FMV = \$1,233,820

**Parking Lot on North side of Fulton in the middle of the block between N Franklin and Main.**

FMV \$529,850

---

Total: Village \$ 36,060,830

CDA \$ 17,300,980

**Grand Total Village and CDA = \$ 53,361,810**

**Note- Fair Market Values (FMV) stated herein are as shown on the Nassau County Assessors website**

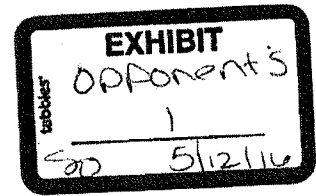
**<http://www.nassaucountyny.gov/mynassauproperty/main.jsp>**



**RENAISSANCE  
DOWNTOWN URBAN  
AMERICA**

**OPPONENTS  
EXHIBITS 1 -36**

*William F. Sammon, Jr.*  
*20 Alicia Court, Hempstead, NY 11550*



April 27, 2016

Members of the Board and Staff  
Town of Hempstead Industrial Development Agency  
350 Front Street  
Hempstead, NY 11550

Dear Members of the Board and Staff,

As a lifelong resident, taxpayer and former Village Clerk for the Village of Hempstead, I wish to strenuously object to the application being presented today for the proposed high density apartment complex entitled Phase I, by Renaissance Downtowns Urban America LLC.

I find it ironic that they designate this proposal as Phase I as they did not present this plan for discussion at any of the public venues where their Master Plan and the adoption of Overlay Zone amendments to the Village Code were discussed.

One would think it should have led the list. But when the project was finally introduced to the public at two meetings of the Village Planning Board, we the people were not permitted to opine or question.

If we had, I believe the project would have been exposed for the sham that it is and the disingenuous process that it is utilizing. The Traffic Assessment Analysis for this project concludes that "the impacts associated with the proposed residential development are minimal...". Please look out from your windows and decide for yourself if this is credible.

The assertion that this is compliant with "smart growth" planning ignores the fact that the Village has had thousands of apartments within walking distance of our transportation hubs for decades. This concept is not new to Hempstead.

A similar project at 303 Main Street was erected recently with the same goal of encouraging commutation utilizing the Country Life Press railroad station as the lure. Instead it has become an expensive dormitory for foreign exchange students attending Hofstra University, which is fine, but it demonstrates that this marketing plan won't work in Hempstead.

Additional high density housing would be this developer's delight in terms of profit, but it will significantly exacerbate many of Hempstead's existing problems.

We are currently the 12<sup>th</sup> most densely populated municipality in the State and the 37<sup>th</sup> in the Country.

The Hempstead Public Schools have had to resort to trailers for 20 years and no end is in sight as we continue to attract undocumented people. More population is not a panacea for Hempstead.


Redevelopment is certainly required here, but support and encouragement as your Agency is able to provide, should be directed to projects that will address our real needs.

We badly need more business and commercial development which would strengthen our tax base that has over one third of its properties exempt or dormant. Our Home Depot and Staples shopping centers continue to be of great value to our community, and they were brought about with the use of PILOTS. Such projects would provide jobs and training opportunities for our high unemployment problem and no doubt help reduce our crime rate.

I would ask that you make a common sense determination in this matter and reject this application as it seeks to exploit the Village for the sole benefit of the developer!

Thank you for your consideration.

Sincerely,



William F. Sammon, Jr.

I am writing in opposition to Renaissance Downtown's request to be heard on a PILOT for Parking Lot 1 (opposite Town Hall, on the corner of Front Street and Washington Street in the Village of Hempstead). I am a Trustee in the Village of Hempstead (and have been so since 2001). I voted in favor of the development of North Main Street.

It is to be noted that many presentations over a long period of time were made to the Village Board and residents regarding an exciting, vibrant downtown by Renaissance Downtown. A promise by the developer of a mixed use North Main Street dominated the conversation. Yet, when his first site plan was submitted it was not on North Main Street, nor mixed use.

The developer found prime real estate on barren land with a parking garage already in place and decided to build apartment buildings at that site (Parking Lot #1). He didn't tell anyone about his change of plans, not the Mayor, or the Trustees, or the residents. A good idea being ruined by greed. It was simply an example of bait and switch. There was no opportunity to hear his rationale or to have an open mike for discussion. In my opinion, the developer did what was best for him, not the community.

In subsequent votes, I voted against proposals by Renaissance Downtown (as to the overlay zone, for example).

Now he wants the residents to help pay the taxes by receiving a PILOT (even though he so indicated in earlier presentations he was not planning to do so). It is bad enough he received the land for practically nothing. He now wants to place a further burden on residents of the Village of Hempstead and/or Hempstead School District #1.

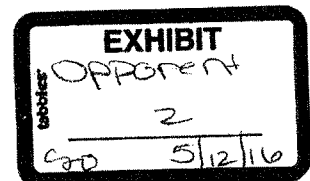
Don Monti went so far as to call me in the (proverbial) backroom to tell me if I didn't get on board soon he would find it difficult to do me favors once the project was underway. I told him that comment gave the appearance of impropriety, that my vote was not for sale. Ed Scott, then of Urban America, and, Trustee Perry Pettus heard the exchange.

I appeal to the IDA board to reject the request for a PILOT application on Parking Lot 1 by Renaissance Downtown.

I further respectfully submit that in the interest of public disclosure and full transparency, the residents of the Village of Hempstead are entitled to be aware of any and all financial relationships involving Renaissance Downtown's proposed developments in the Village of Hempstead and individuals and organizations that have publicly advocated on their behalf.

I thank you for allowing this letter to be read into the minutes in my absence.

Thank you.





**Councilwoman Dorothy L. Goosby**

TOWN OF HEMPSTEAD  
ONE WASHINGTON STREET, HEMPSTEAD, N.Y. 11550-4923  
(516) 489-5000 ext. 4302

April 26, 2016

Mr. Fred Parola, Executive Director  
Town of Hempstead Industrial Development Agency  
350 Front Street  
Hempstead, NY 11550

Dear Mr. Parola,

Progressive development is a priority which I embrace, and the Village of Hempstead is a hometown that deserves genuinely transformative construction projects to enhance the village. However, the project proposed by Renaissance Downtowns will not deliver on the promise of Hempstead's future. That is why I oppose it, as well as the granting of any inducements, PILOTS or other benefits by the Town of Hempstead Industrial Development Agency.


In specific, I oppose Renaissance Downtown's request for a PILOT (Payment in Lieu of Taxes) for Parking Lot 1 at the Northwest corner of Washington and Front Streets in Hempstead Village. Again, while I endorse progressive development projects that will create jobs and make Hempstead Village a better place to live, work and raise a family, a PILOT agreement will undermine the support for our property tax base which our local school district desperately needs. What's more, the proposed mega-housing project will add further stress to a school district that is overburdened and is struggling to cope with a dramatic influx of new students.

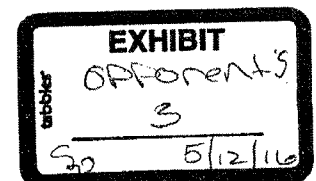
The creation of permanent, meaningful and well-paying jobs is an imperative to which I am committed, and it has been cited as a key factor in the granting of project benefits by local industrial development agencies. While the mixed-use development originally proposed by Renaissance Downtowns may have provided employment and facilitated revenue generating businesses, the housing project that is now contemplated will do little in the way of creating a robust stock of permanent employment opportunities.

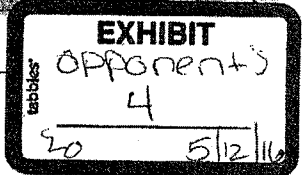
Finally, the Hempstead Village Planning Board approved the project on November 17, 2014, refusing to hear public comment on the 336-unit apartment complex. Of genuine significance, the Planning Board failed to hear serious testimony on important matters such as the development's density, environmental impacts, traffic mitigation, ability of the school district to absorb the influx of new students, and the adequacy of the current infrastructure (i.e. water supply and sewage capacity). To consider a PILOT agreement for a mega-project that has not fully vetted these issues would be irresponsible and reckless.

I support well-reasoned and progressive development in Hempstead Village, my hometown. At the same time, I must forcefully oppose a PILOT on a proposal that will not offer meaningful long-term employment, and I cannot support a plan that threatens to wreak havoc on our local school district. Finally, the further erosion of our community's tax base with a PILOT agreement on this ill-conceived housing project would have serious and negative consequences for proud residents of the most populated village in New York State.

Sincerely,

  
DOROTHY L. GOOSBY  
Senior Councilwoman





## Sojourner Truth

Continued from page 6

### Biography

Sojourner Truth was born in Ulster County, New York in 1797. One of eleven children, Isabelle was her given name and she was called Belle as she grew up. She and her family lived in the cold and mildewed basement of the Hardenbergh household where she, as a child, worked as a kitchen slave.

### Sold Three Times by Age 13

Belle was a bright child, one who could not easily be broken, and so by the age of nine, Mrs. Hardenbergh decided to sell her. Belle's father, Baumfree, offered himself to be sold in her place, but the Hardenberghs would not hear of it. She was sold, along with a flock of sheep, to a John Neely for one hundred dollars. She was in agony from being separated from her family, and though the Neely farm was only a few miles away, Belle would see her parents only three times after her sale. The dampness in the basement caused her parents palsy and tremors of the body that crippled both her mother and father unto their deaths.

At the Neely household, Belle was whipped by her new oppressor because she only spoke low Dutch and didn't understand what Neely said because he could only speak English. So he beat her till her flesh bled, and the scars remained on her body forever. After she learned English, Neely saw she was strong as any boy and so, to make a profit, he sold her to a tavern owner who later sold her to yet another oppressor named Dumont. According to Sojourner, Dumont treated his "slaves" with the same consideration he treated his animals. She had been sold three times by the age of 13.

### Her Mother's Influence

Her mother, Mau-Mau Bett, who gave birth to eleven children, taught her children to have faith in God in spite of all they suffered. It was from her mother's strong

religious convictions that Belle learned the faith that gave her the inner strength and courage she needed to deal with the difficult and brutal life she was subjected to on a daily basis and to ultimately fulfill her purpose in life.

### Teenage Horror

As a young woman, Belle had been in love with a man named Robert who was enslaved on a neighboring farm. When Robert heard that Belle had taken ill, he attempted to visit her. Catlin, his "owner", and his sons went after Robert. Belle heard Catlin yell to his sons, "Knock down the black rascal" and they proceeded to repeatedly strike him with their canes until Robert fell to the ground badly injured. Catlin then forced Robert to marry another woman, and a few years later he died. Belle subsequently married an older man named Thomas who was in the same household and whose two former wives had been sold away from him by the Dumonts.

Thomas and Sojourner had four daughters and one son. She named her son Peter after her brother who had been sold away when he was only five. He had been sold along with another sibling who was a mere three years old.

### Death of Her Parents

Sojourner's mother died in the cellar where she was forced to live. She was found by her husband faced down in the mud on the floor. This occurred before the birth of Sojourner's first child. Her father, too weak to take care of himself, died soon thereafter of starvation and exposure after his master so-called "freed" him because he could no longer work.

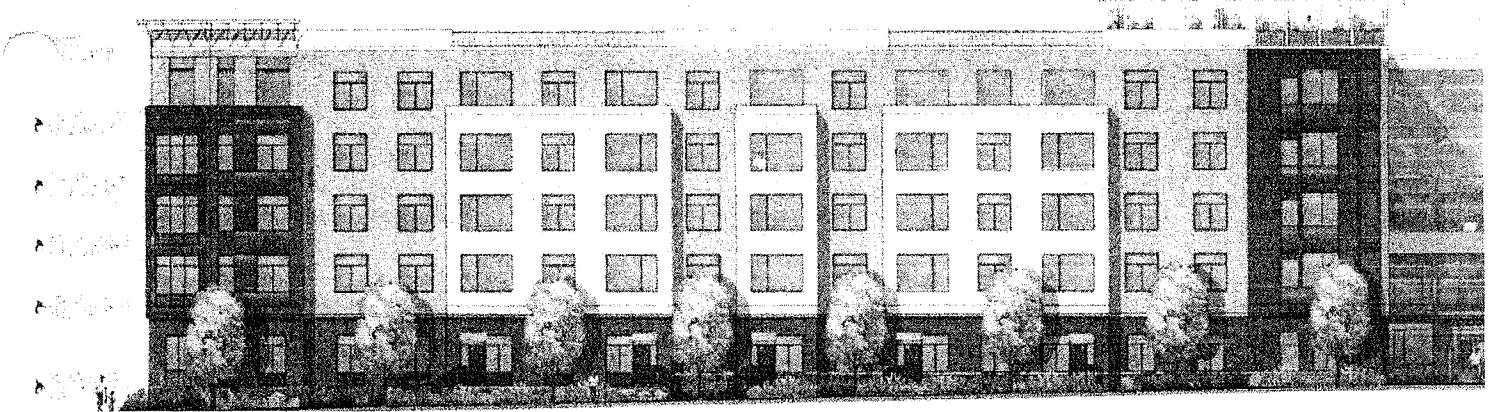
### Faithful to Her Master

In spite of all that she had suffered under slavery, Sojourner Truth revealed in her *Book of Life*, that in her early years she was extremely honest and faithful to her master because she, like so many other slaves, had actually believed that it was

Continued on page 8

# RENAISSANCE PROJECT # 1

# 336 LUXURY UNITS



The building shown here is a 336 unit apartment complex which Renaissance wants to put on Washington Street between Cooper Street (which is just south of Fulton) and Front Street. According to Shawn McLean of Renaissance, this proposed building will include a private swimming pool, concierge desk, wifi, enclosed glass "floating" corridors, barbeque area, a Health Club, a rooftop terrace, a garden and pool area, gym, spas, club area with kitchen, private outdoor dining areas, high level security, valet parking, a dog washing station, and a secure bicycle area for 175 bikes.

The Washington Street side of the building, which is shown here, **is actually the back of the building**. The main entrance is on the other side of the building. It faces St George's Cemetery and the concrete Parking Garage.

The building has no front yard, no side yard, and no backyard. All the green space that is required by the new zoning code is inside the building or on the roof to be seen only by the building occupants, not the people of the community. While it has five stories, it is the height of a six story building.

It takes up the entire block and is almost the length of the massive 100 Terrace Avenue building. It is so long that it takes two pages here to see the entire building. While 100 Terrace has at least a 20 foot setback from the sidewalk, this building has virtually no set back. The narrow sidewalk is right next to the fast moving traffic on Washington because there is no shoulder or parking lane on this part of Washington. Contrary to the Safe Routes to School Program, the children who walk to school here will be on a narrow sidewalk right next to heavy traffic.

The design and appearance of the building does not resemble the drawings of the proposed development advertised by the Developer and shown on the Village website. And if the developer applies for a PILOT tax break, the Master Developer Agreement requires that the Village support the application and work to see that it is approved.

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## Sojourner Truth

Continued from page 5

Emancipation Proclamation and after the Civil War, and the streetcars in the nation's capital were supposed to be integrated. In spite of the laws, the conductors in D. C. often refused to stop for African-Americans.

But Sojourner Truth had been demanding equal rights and respect all her life. She had called for blacks to be freed from slavery, she had demanded that all women be granted full rights, she expected everyone in the nation to have all the rights of citizenship. Now this streetcar refused to stop for her because she was black. She would not allow herself to be treated like that and took immediate action.

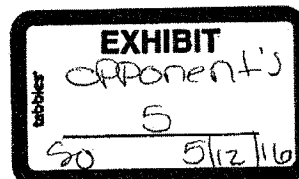
Running as fast as she could, she caught up to the streetcar at the next stop. As a white woman tried to board the vehicle ahead of her, the conductor attempted to stop Sojourner by grabbing her arm thereby injuring her. He yelled, "Get out of the way and let this lady through." She wrestled free and refused to yield to the white woman. She retorted, "I AM A LADY TOO!", as she entered the streetcar. This was about 90 years prior to Rosa Parks' confrontation on a bus in Montgomery, Alabama.

Continued on Page 7



PLEASE TAKE NOTICE THAT A SPECIAL MEETING  
OF THE  
INCORPORATED VILLAGE OF HEMPSTEAD  
BOARD OF TRUSTEES  
WILL BE HELD ON  
TUESDAY, JANUARY 24, 2012  
at 4:00 p.m.

VILLAGE HALL, 99 NICHOLS COURT, HEMPSTEAD





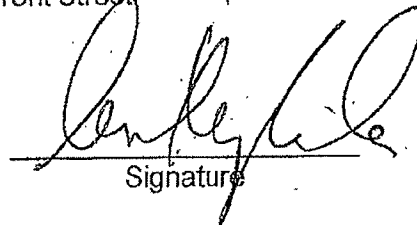
**INCORPORATED VILLAGE OF HEMPSTEAD**

99 Nichols Court  
Hempstead, New York 11550

**AFFIDAVIT OF POSTING**

I, Anthony Avila, Mail Clerk for the Incorporated Village of Hempstead, do hereby  
depose and say that I personally posted the attached legal notice in six (6) conspicuous  
public places in Hempstead Village on 1/23/12.

Village Hall, 99 Nichols Court  
Kennedy Park, Greenwich Street  
Jerusalem Avenue Firehouse, Jerusalem Avenue  
Fire Headquarters, Clinton Street  
Victory Firehouse, Jackson Street  
West End Firehouse, Front Street

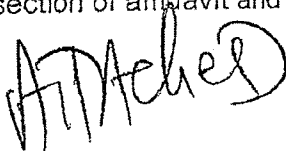
  
Signature

Subscribed and sworn to before me this 23<sup>rd</sup> day of January, 2012,

(Notary affix stamp and signature)

MARYELLEN HILLMANN  
Notary Public, State of New York  
No. 01HI6020016  
Qualified in Nassau County  
Commission Expires Feb. 22, 2015

(Attach copy of posted legal to this section of affidavit and return to Village Clerk's  
Office for filing.)



## AGENDA —JANUARY 24, 2012

### RESOLUTION

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 507(2)(D) OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK, AS AMENDED, THE BOARD OF TRUSTEES OF THE VILLAGE OF HEMPSTEAD ("BOARD") , RESOLVES TO HOLD A PUBLIC HEARING ON FEBRUARY 7, 2011, AT 6:00 P.M., AT, VILLAGE HALL, 99 NICHOLS COURT, HEMPSTEAD, NEW YORK, TO CONSIDER THE APPROVAL OF A MASTER DEVELOPER AGREEMENT ("AGREEMENT") BETWEEN THE VILLAGE OF HEMPSTEAD ("VILLAGE"), THE VILLAGE OF HEMPSTEAD COMMUNITY DEVELOPMENT AGENCY ("AGENCY"), AND RENAISSANCE DOWNTOWN URBAN AMERICA LLC ("REDEVELOPER")

WHEREAS, the Village Of Hempstead Community Development Agency (CDA) Issued a Request for Proposals (RFP) in the spring of 2010 regarding the North Main Street Urban renewal area; and

WHEREAS, four proposals were received in response thereto; and

WHEREAS, those proposals included those from Trammell Crow Residential (TCR), Renaissance Downtowns UrbanAmerica (REDVELOPER), The Sheldrake Organization, and Breslin Realty; and

WHEREAS, BFJ Planning (BFJ) was retained to evaluate such proposals; and

WHEREAS, BFJ prepared a memorandum dated May 5, 2010, which summarized the strengths and weaknesses of each proposal; and

WHEREAS, with regard to the proposal of the REDEVELOPER , BFJ found that while the proposal provided only a basic description of financial capability, it more than met the requirements of the RFP which called for "mixed-use, mixed-income redevelopment" and

WHEREAS, BFJ noted specifically the following strengths:

- professional quality proposal
  - local and national experience with similar projects
  - well-thought-out concept plan
  - preliminary market overview
  - unified development approach with an identified comprehensive project;
- and

WHEREAS, the VILLAGE entered into an Exclusivity and Planning Agreement. with the REDVELOPER to diligently and in good faith undertake negotiations toward agreeing upon a master conceptual plan for the project site and an AGREEMENT.

NOW THEREFORE BE IT RESOLVED THAT, the Board of Trustees of the Village of Hempstead, resolves to hold a public hearing on February 7, 2011, at 6:00 p.m., at, Village Hall, 99 Nichols Court, Hempstead, New York, to consider the approval of a master developer agreement between the Village of Hempstead, the Village of Hempstead Community Development Agency and Renaissance Downtown Urban America LLC and the Village Clerk is directed to post the annexed notice of same in the Hempstead Beacon and Newsday at least ten before the hearing date.

Newsday  
Published  
1/27/12

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## Legal Notice 16824855

### Village of Hempstead Notice of Public Hearing and Public Disclosure

NOTICE IS HEREBY GIVEN, that the Board of Trustees of the Village of Hempstead ("Board") will, in accordance with the provisions of Section 507(2)(d) of the General Municipal Law of the State of New York, as amended, hold a public hearing on February 7, 2012, at 6:00 P. M., at, Village Hall, 99 Nicholas Court, Hempstead, New York, to consider the approval of a Master Developer Agreement ("Agreement") among the Village of Hempstead ("Village"), the Village of Hempstead Community Development Agency ("Agency"), and Renaissance Downtown Urban America LLC ("Redeveloper"), which provides for, inter alia, the following:

(a) the designation of Redeveloper, a joint venture of two New York limited liability entities, as the Sponsor and Master Developer for the implementation of the Village's Downtown Vision & Comprehensive Plan Update ("Comprehensive Plan") on and around the properties designated by the Agency as the North Main Street Urban Renewal Area;

(b) the proposed disposition of Village and Agency owned properties ("Municipal Properties") located within the Comprehensive Plan Study Area ("Comprehensive Plan Area") to Redeveloper;

(c) the Redeveloper to form strategic alliances and/or partnerships with the owners of non-Municipal Properties in the Comprehensive Plan Area in furtherance of the implementation of the Comprehensive Plan; and

(d) the facilitation of the formulation and future adoption of a form-based zoning code modification by the Village that would ultimately prescribe and encourage the redevelopment of the Comprehensive Plan Area in a manner that would give effect to the Comprehensive Plan.

The Comprehensive Plan adopted by the Village in 2009 describes a transit-orientated, mixed-use development of the Comprehensive Plan Area.

The Agreement provides that the purchase price to be paid by Redeveloper for the Municipal Properties will be determined through an appraisal process

Hempstead, NY 11550.  
Purpose: any lawful purpose.

conducted by qualified appraisers selected by the Parties.

The Agreement contemplates the creation of a Local Community Benefits Program, a Job Training Program and a Project Labor Agreement. The Agreement contemplates the implementation of Mixed-Income Housing Goals and Objectives as well as Project Construction Standards and "Green Building" Goals and Objectives.

The Agreement provides that the Parties will work together to identify and garner Public Funding for Infrastructure and other Project Costs to the maximum extent feasible.

The Agreement provides that Redeveloper will provide comparable alternative location(s) and/or structure(s) for the existing Village Parking on the Municipal Properties in a manner that allows the Village to continue receiving revenues from said parking capacity.

The Agreement requires the establishment of an Escrow Agreement whereby the Redeveloper is responsible for the payment of the Village's appropriate and reasonable third party fees, costs, out-of-pocket expenses and amounts incurred by the Village in satisfying its obligations reasonably related to the Agreement.

Pursuant to a Resolution duly adopted by the Agency at its regular meeting held on, July 14, 2011, the Agency found Redeveloper a "qualified and eligible sponsor" pursuant to GML §507.

Pursuant to a Resolution duly adopted by the Village at its regular meeting held on August 2, 2011, the Board approved the Agency's designation of Redeveloper as a "qualified and eligible sponsor" pursuant to GML §507.

The Village and the Agency propose to vote on the Agreement with Redeveloper on February 7, 2012.

The proposed Agreement will be available for public examination at the office of the Village Clerk, 99 Nicholas Court, Hempstead, New York 11550, and the offices of the Agency, 50 Clinton Street, Hempstead, New York 11550, for a period of at least ten (10) days, commencing January 27, 2012 and terminating February 7, 2012, between the hours of 9:00 AM and 4:15 PM, Monday through Friday.

Dated: January 27, 2012

Village Clerk  
Village of Hempstead,  
New York

Public Hearing July 23, 2007

July 13, 2007 Notice

As well as Public Notice of Properties to be Sold

LEGAL NOTICE

LEGAL NOTICE

LEGAL NOTICE

Village of Hempstead

Notice of Public Hearing and Public Disclosure

NOTICE IS HEREBY GIVEN, that the Board of Trustees of the Village of Hempstead will, in accordance with the provisions of Section 507(2)(d) of the General Municipal Law of the State of New York, as amended, hold a public hearing on July 23, 2007, at 6:00 P.M., at Hofstra University, MAC Student Center, Multipurpose Room, 200 Hofstra University, Hempstead, New York, 11549-2000 to consider the approval of an Assignment and Modification Agreement ("Agreement") among the Village of Hempstead ("Village"), the Village of Hempstead Community Development Agency ("Agency"), UrbanAmerica, LP ("Redeveloper") and RB Hempstead LLC ("RB"), which provides for, inter alia, the following:

(a) the proposed disposition of certain Village owned properties, described below (the "Village-Owned Properties"), to Redeveloper, a limited partnership duly organized and existing under the laws of the State of Delaware; and  
(b) the acquisition by Redeveloper of certain properties, not owned by the Village, described below (the "Privately-Owned Properties"), which acquisition will occur through either direct purchase between Redeveloper and the owner of said properties, or if necessary, via the Eminent Domain powers of the Village and/or Agency (after, and conditioned upon, appropriate legal findings and determinations), with Redeveloper as "sponsor" of same, with Redeveloper ultimately acquiring title to same from Village and/or Agency; and,

The development to be considered and contemplated therein would be a transit-oriented, mixed-use development, comprised of residential units, retail/commercial use, a cultural/leisure component, and sufficient parking infrastructure to service these uses (collectively the "Development Plan") as set forth in the Agreement.

The Agreement contemplates and provides for the conducting of environmental studies and review in anticipation of said acquisitions by Redeveloper; the potential adoption/amendment of an Urban Renewal Plan; changes to the Village Zoning ordinances; and other municipal approvals; in a manner that would permit the development of the Village Properties and the Private Properties (collectively, the "Properties") as set forth in the Agreement.

Redeveloper will be responsible for any third-party planning, environmental and engineering consultants' expenses incurred, or to be incurred, by the Village or the Agency that are directly related to the Village's or Agency's completion of the Urban Renewal Plan; SEQR compliance; and changes to Zoning ordinances; but only to the extent that same are directly and specifically related to the Development Plan.

The Agreement provides for the Redeveloper to pay the Village \$750,000.00 per acre of land for the Village Properties, with a portion paid through a purchase money mortgage to be held by Agency. The price to be paid by Redeveloper for the Private Properties is not yet determined, but will be reached through negotiations between Redeveloper and the owners of said properties, and in the event no agreement can be made, the price will be established by appraisals and court determinations through eminent domain proceedings.

The Agreement assigns and modifies a prior agreement (the "Original Agreement"), entered into between Agency and RB Hempstead LLC ("RB") dated May 16, 2003.

LEGAL NOTICE

LEGAL NOTICE

LEGAL NOTICE

- |                         |                                     |
|-------------------------|-------------------------------------|
| 79 Kellum Place         | Section 34, Block: 190, Lot: 114    |
| 85 Kellum Place         | Section 34, Block: 190, Lot: 115    |
| 7 Hewlett Place         | Section 34, Block: 190, Lot: 116    |
| 11 Hewlett Place        | Section 34, Block: 190, Lot: 117    |
| 23 Union Place          | Section 34, Block: 191, Lot: 4      |
| 21 Union Place          | Section 34, Block: 191, Lot: 5      |
| 32 Old Franklin Street  | Section 34, Block: 191, Lot: 6      |
| Old Franklin Street     | Section 34, Block: 191, Lot: 7      |
| Main Street             | Section 34, Block: 191, Lot: 8      |
| 17 Union Place          | Section 34, Block: 191, Lot: 15     |
| Union Place             | Section 34, Block: 191, Lot: 18     |
| 20 Old Franklin Street  | Section 34, Block: 191, Lot: 19     |
| 24 Old Franklin Street  | Section 34, Block: 191, Lot: 20     |
| 19 Union Place          | Section 34, Block: 191, Lot: 21     |
| Main Street             | Section 34, Block: 191, Lot: 112    |
| 215 Main Street         | Section 34, Block: 191, Lot: 116    |
| 237 Main Street         | Section 34, Block: 192, Lot: 1, 2   |
| Main Street             | Section 34, Block: 192, Lot: 3      |
| 231 Main Street         | Section 34, Block: 192, Lot: 4, 5   |
| 237 Main Street         | Section 34, Block: 192, Lot: 6      |
| 185 Main Street         | Section 34, Block: 192, Lot: 7, 8   |
| 189 Main Street         | Section 34, Block: 193, Lot: 1      |
| 127 Bedell Street       | Section 34, Block: 193, Lot: 2      |
| 121 Bedell Street       | Section 34, Block: 193, Lot: 3      |
| 203 Main Street         | Section 34, Block: 193, Lot: 4      |
| 191 Main Street         | Section 34, Block: 193, Lot: 6      |
| 205 Main Street         | Section 34, Block: 193, Lot: 12     |
| 209 Main Street         | Section 34, Block: 193, Lot: 116    |
| 195 Main Street         | Section 34, Block: 193, Lot: 117    |
| 190 Main Street         | Section 34, Block: 193, Lot: 119    |
| Main Street             | Section 34, Block: 194, Lot: 1      |
| Main Street             | Section 34, Block: 194, Lot: 2      |
| 180 Main Street         | Section 34, Block: 194, Lot: 6      |
| 202 Main Street         | Section 34, Block: 194, Lot: 7      |
| 204 Main Street         | Section 34, Block: 194, Lot: 3      |
| 204 Main Street         | Section 34, Block: 194, Lot: 4      |
| 173-175 Main Street     | Section 34, Block: 194, Lot: 8      |
| 171 Main Street         | Section 34, Block: 195, Lot: 8      |
| 169 Main Street         | Section 34, Block: 195, Lot: 9      |
| 153 Main Street         | Section 34, Block: 195, Lot: 10     |
| 151 A Main Street       | Section 34, Block: 195, Lot: 15, 17 |
| 149 Main Street         | Section 34, Block: 195, Lot: 18, 19 |
| 43 West Columbia Street | Section 34, Block: 195, Lot: 20, 21 |
| 41 West Columbia Street | Section 34, Block: 195, Lot: 22     |

EXHIBIT  
APPROVED  
5/12/11

the Agreement presently in litigation regarding the Original Agreement. An addition of the Agreement requires Redeveloper to finance the settlement of said litigation and for RB to assign all of its right, title and interest under the Original Agreement to Redeveloper, and to discontinue said litigation.

Pursuant to a Resolution duly adopted by the Agency at its regular meeting held on, November 20, 2006, the Agency found Redeveloper a qualified and eligible developer.

Pursuant to a Resolution duly adopted by the Village at its regular meeting held on, February 6, 2007, the Board of Trustees of the Village found Redeveloper a qualified and eligible developer.

The following list contains the Village Properties (as designated on the Land and Tax Map of Nassau County):

Section 34, Block: 192, Lot: 11 (16-18, 109, 110)  
Section 34, Block: 193, Lot: 9 (11, 13, 14, 118)  
Section 34, Block: 194, Lot: 5  
Section 34, Block: 195, Lot: 135  
Section 34, Block: 195, Lot: 138  
Section 34, Block: 330, Lot: 129  
Section 34, Block: 522, Lot: 2  
Section 34, Block: 522, Lot: 304  
Section 34, Block: 522, Lot: 326  
Section 34, Block: 33202, Lots: 35, 37  
Section 34, Block: 33202, Lot: 48  
Section 34, Block: 33202, Lot: 49  
Section 34, Block: 33202, Lot: 50  
Section 34, Block: 33202, Lot: 53  
Section 34, Block: 33202, Lot: 57  
Section 34, Block: 33202, Lot: 58  
Section 34, Block: 33202, Lot: 59  
Section 34, Block: 33202, Lot: 60  
Section 34, Block: 33202, Lot: 64  
Section 34, Block: 33202, Lot: 66  
The following list contains the Private Properties (as designated on the Land and Tax Map of Nassau County):  
236-242 Franklin Street  
254 North Franklin Street  
266 Franklin Avenue  
268 North Franklin Street  
214 Main Street  
220 Main Street  
226 Main Street  
18 Kendig Place  
22 Kendig Place  
26 Kendig Place  
Kendig Place  
95 Kellum Place  
75 Kellum Place  
10 Kendig Place  
14 Kendig Place

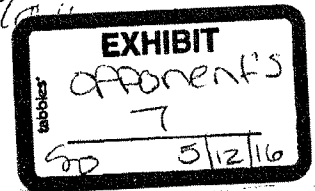
list of Village Properties to be sold in 2007 Notice

35 West Columbia Street  
144 North Franklin Street  
156 Franklin Street  
163-165 Main Street  
177-179 Main Street  
19 West Columbia Street  
126 Bedell Street  
122 Bedell Street  
155-161 Main Street  
102 Bedell Street  
108 Bedell Street  
21 West Columbia Street  
27 West Columbia Street  
131-145 Main Street  
138 Franklin Street  
130 Franklin Street  
126 Franklin Street  
127-132 Main Street  
127-132 Main Street  
134 North Franklin Street  
127-132 Main Street  
6-46 Columbia Street  
22 Columbia Street  
26 West Columbia Street  
107 Jackson Street  
129 Jackson Street  
131-133 Jackson Street  
115-123 Main Street  
119 Jackson Street  
Bedell Street  
160 Main Street  
158 Main Street  
Bedell Street  
The Village and the Agency propose to enter into the Agreement with Redeveloper on or after August 1, 2007.  
The Agreement will be available for public examination at the office of the Village Clerk, 99 Nichols Court, Hempstead, New York 11550, and the offices of the Agency, 50 Clinton Street, Suite 504, Hempstead, New York 11550, for a period of eleven (11) days, commencing July 13, 2007 and terminating July 23, 2007, between the hours of 8:30 AM and 4:15 PM, Monday through Friday.  
BY ORDER OF THE BOARD OF TRUSTEES  
WAYNE J. HALL, Sr., MAYOR  
Tanya E. Ford, CMC, Village Clerk  
Village of Hempstead, New York  
Dated: July 10, 2007  
D/N: July 13, 2007  
(7/13.H#939)

Section 34, Block: 195, Lot: 24  
Section 34, Block: 195, Lot: 29  
Section 34, Block: 195, Lot: 30, 32  
Section 34, Block: 195, Lot: 111  
Section 34, Block: 195, Lot: 116  
Section 34, Block: 195, Lot: 128  
Section 34, Block: 195, Lot: 129  
Section 34, Block: 195, Lot: 130  
Section 34, Block: 195, Lot: 131, 132  
Section 34, Block: 195, Lot: 133  
Section 34, Block: 195, Lot: 134  
Section 34, Block: 195, Lot: 136  
Section 34, Block: 195, Lot: 137  
Section 34, Block: 330, Lot: 1 (116, 117)  
Section 34, Block: 330, Lot: 5  
Section 34, Block: 330, Lot: 6  
Section 34, Block: 330, Lot: 7 (134)  
Section 34, Block: 330, Lot: 11  
Section 34, Block: 330, Lot: 19  
Section 34, Block: 330, Lot: 14  
Section 34, Block: 330, Lot: 19  
Section 34, Block: 330, Lot: 113 (213)  
Section 34, Block: 330, Lot: 114  
Section 34, Block: 330, Lot: 115  
Section 34, Block: 330, Lot: 127  
Section 34, Block: 330, Lot: 130  
Section 34, Block: 330, Lot: 131  
Section 34, Block: 330, Lot: 132  
Section 34, Block: 330, Lot: 133  
Section 34, Block: 522, Lot: 5  
Section 34, Block: 522, Lot: 101  
Section 34, Block: 522, Lot: 204  
Section 34, Block: 522, Lot: 327

What Is the Development Plan

as per MDA - pgs 4-5



Article 1

UNIFIED DOWNTOWN DEVELOPMENT WITHIN THE OVERLAY DISTRICT

1.01 Unified Downtown Development Within the Overlay District Creation and Goals.

The Village, CDA, community stakeholders and the Developer have worked together to facilitate the ultimate redevelopment of the Project Area ("Unified Downtown Development" or "UDD"). The UDD will be given effect through the proposed Overlay District, a draft of which proposed Overlay District will be submitted to the Village Board within thirty (30) days of the Execution Date for its review and consideration, and which proposed Overlay District is anticipated to be adopted by the Village. It is the intent that said draft Overlay District is consistent with the goals and objectives, and will facilitate the implementation of, the Comprehensive Plan. It is further the intent that said Overlay District will accommodate a potential development scenario such as the example set forth in the Master Conceptual Plan. The Overlay District will, and the Master Conceptual Plan does, exemplify how the Project will be developed and operated pursuant to the following socially, economically and environmentally responsible "smart growth" principles and goals (collectively, the "Project Goals"), which Project Goals may be modified, from time to time, upon mutual agreement of the Municipality and the Developer and which modifications may be subject to additional approvals from the Village Board.

1.02 Implementation and Requirements of the UDD. The UDD shall include, but not be limited to the following:

(a) Plan. The Village and the CDA have determined that the Comprehensive Plan and the Master Conceptual Plan present appropriate land uses for the Project Area, consistent with the CDA's and Village's overall expressed goals and visions for the redevelopment and sustainability of the Project Area.

(b) Overlay District to Implement the Comprehensive Plan and the UDD. It is the intent that the Village will adopt an Overlay District that will give effect to the Comprehensive Plan, will be consistent with the FGEIS and Findings, and would accommodate a potential development scenario as set forth in the Master Conceptual Plan. The key elements of the Overlay District will be to:

(i) encourage participation of Developer and owners of ODPs within the Project Area to take advantage of incentives created for the Overlay District in a timely manner

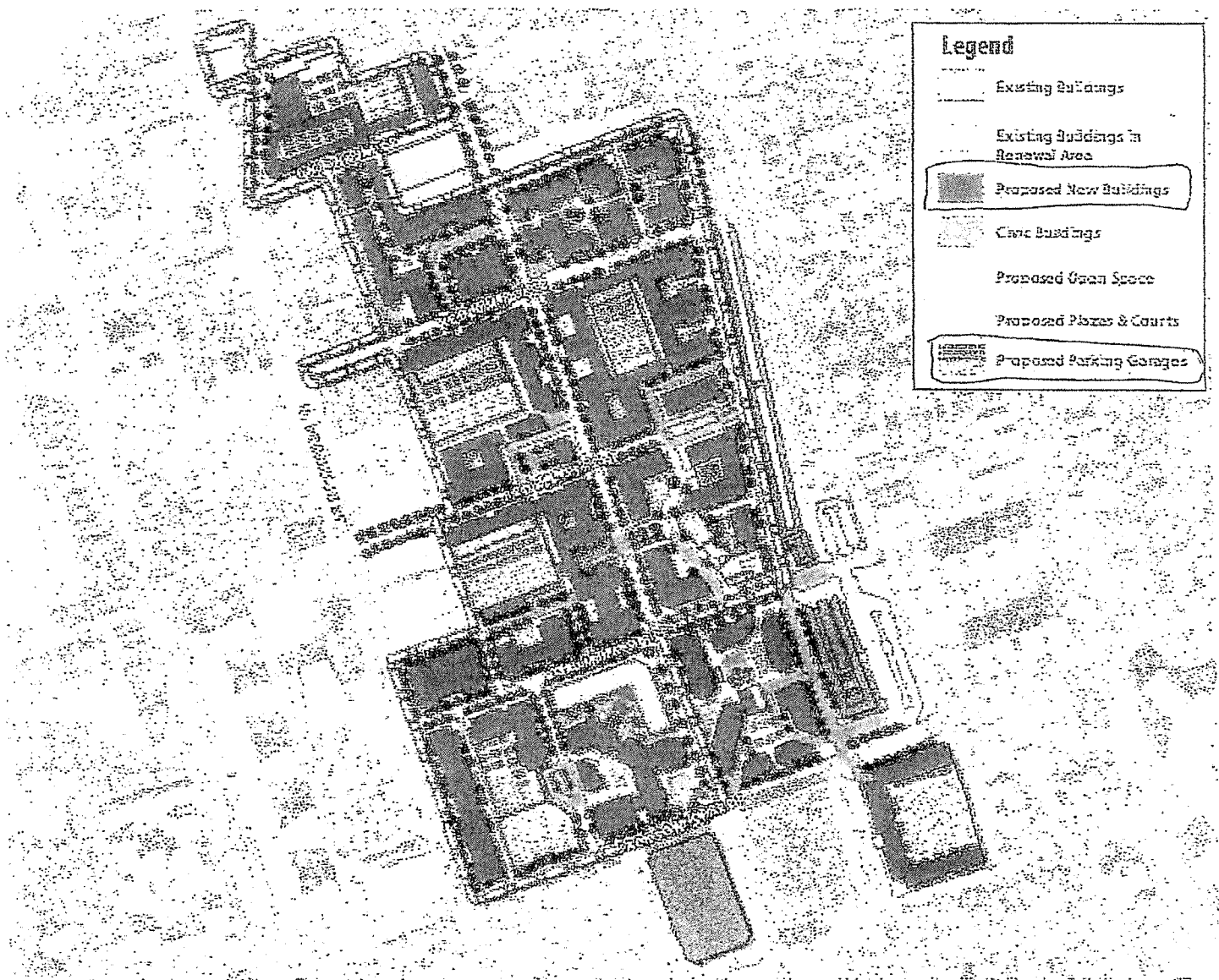
(ii) provide for the appropriate flexibility in order to adjust to market shifts and preferences

(iii) encourage development and construction of different uses within the Project Area to occur simultaneously, wherever possible

The picture below is From Renaissance Downtown's website, Page 44 of the Master Conceptual Plan.

**A Picture is Worth a Thousand Words — This is what Renaissance Plans to Do In Hempstead  
And the Mayor and all Trustees Voted For It - On Aug 2, 2011**

**All the Red are New Buildings;  
and the large Green Areas with Rows of Black Dashes are Parking Garages.  
I count 7 major Parking Garages**



**Hempstead Rising**

Adopted by Village Board - Aug 2, 2011  
**MASTER CONCEPTUAL PLAN SUBMISSION**

To find complete document, Go to [Www.renaissancedowntowns.com/projects/hempstead/](http://www.renaissancedowntowns.com/projects/hempstead/) Then scroll down to **The Story of Hempstead Rising**, page 1 which is the huge picture attached herewith. On the website, at the bottom of the picture click on the arrow which moves the pages to the right, Go to slide 44 to see picture above.

# Original Acknowledgements

## ACCELERATED CLOSING NOTICE

December 11, 2015

### Via Personal Delivery

The Honorable Wayne J. Hall, Sr., Mayor  
Village Hall  
99 Nichols Court  
Hempstead, New York 11550

The Honorable Wayne J. Hall, Sr.,  
Chairman  
Community Development Agency  
Village Hall  
99 Nichols Court  
Hempstead, New York 11550

Danielle T. Oglesby  
Commissioner  
Community Development Agency  
50 Clinton Street #504  
Hempstead, New York 11550

Re: Master Developer Agreement ("MDA") dated February 9, 2012, by and among the Village of Hempstead (the "Village"), the Incorporated Village of Hempstead Community Development Agency (the "CDA") and Renaissance Downtowns UrbanAmerica LLC ("RDU")

To All:

In accordance with Section 6.01 of the MDA, please take notice that, despite the fact that one or more Closing Conditions with respect to certain Municipal Properties have not been satisfied, RDU hereby elects to close on the Municipal Properties listed and described on **Schedule A** attached hereto, on December 15, 2015, at the principal office of the Village or the attorneys for the Village and/or the CDA or such other location as the Parties may agree. All capitalized terms in this notice are defined terms in the MDA.

The following Closing Conditions are hereby waived by RDU pursuant to Section 5.04 of the MDA in connection with its acquisition of said Schedule A Municipal Properties:

1. MDA 5.01(a) Receipt of Approvals;
2. MDA 5.01(b) Infrastructure;
3. MDA 5.01(d) Receipt of Good Title/Certificates of Occupancy, etc./Leases
4. MDA 5.01(e) Receipt of Survey.



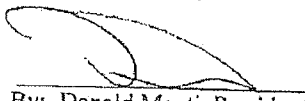
RDU reserves its right to send a Closing Notice (accelerated or otherwise) in the future on certain other Municipal Properties which are listed and described on **Schedule B** attached hereto.

Thank you for your courtesy.

Very truly yours,

**RENAISSANCE DOWNTOWNS  
URBANAMERICA LLC**

By: RDRXR at Hempstead LLC, its Manager  
By: RDRXR LLC, its Manager  
By: Renaissance Downtowns Investors I LLC, its Operations Member  
By: RDI Holdco LLC, its Manager  
By: Nu-Horizons Management Corp., its Manager

  
By: Donald Monti, President

cc (via Hand Delivery):

Debra Urbano-DiSalvo, Esq.  
Village Attorney  
Village Hall  
99 Nichols Court  
Hempstead NY 11550

Thomas Garry, Esq.  
Harris Beach PLLC  
333 Earle Ovington Blvd.  
Uniondale NY 11553

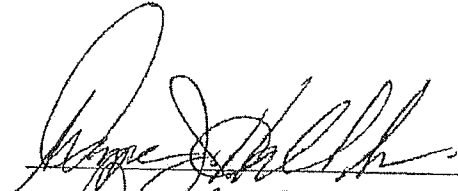
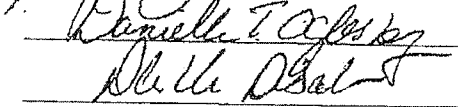

**Receipt Acknowledged:**

Honorable Wayne J. Hall, Sr., Mayor and Chairman:

Danielle T. Oglesby:

Debra Urbano-DiSalvo, Esq.:

Thomas Garry, Esq:


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Very truly yours,

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cc (via Hand Delivery):

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Village Attorney  
Village Hall  
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333 Earle Ovington Blvd.  
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**Receipt Acknowledged:**

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Danielle T. Oglesby:

Debra Urbano-DiSalvo, Esq.:

Thomas Garry, Esq:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  


## Schedule A

Development Parcel 1	Section	Block	Lots
MPF 1	34	340	316 319

Development Parcel 2	Section	Block	Lots
MPF 10	34	192	11 110 109 16 18 17

Development Parcel 3	Section	Block	Lots
MPF 8	34	195	135 138

Development Parcel 4	Section	Block	Lots
MPF 4	34	339	16 316 52 333 53 335 54 338 152 340 235 341 304 342 308 346 310 347

Development Parcel 5	Section	Block	Lots
MPF 9	34	193	9 11 13 14 118

Development Parcel 6	Section	Block	Lots
MPF 16	34	342	283 284* 285

Development Parcel 7	Section	Block	Lots
MPF 5C	34	333-02	15 19 20 121 225 325

Development Parcel 8	Section	Block	Lots
MPF 11B	34	194	5

Development Parcel 9	Section	Block	Lots
MPF 6	34	331	40 58

Development Parcel 10	Section	Block	Lots
MPF 7	34	330	129

Development Parcel 11	Section	Block	Lots
MPF 12	34	332-02	48 57 35 58 37 59 49 60 50 64 53 66

Development Parcel 12	Section	Block	Lots
MPF 5/5B	34	338	8 34 12 35 112 36 20 37 23

Development Parcel 13	Section	Block	Lots
MPF 11/11A	34	522	2 304 326

Development Parcel 14	Section	Block	Lots
MPF 14/15	34	333-01	50 70 66 71 67 72 68 100 69

### Bedell St.

Eastern portion of Bedell Street beginning at the entrance to the LIRR parking lot extending east to the railroad platform between Municipal Parking Field 11B (Development Parcel 8) and Municipal Parking Fields 11 and 11A (Development Parcel 13), which was included in the December 2015 Appraisal.

\*Portion of lot 284 that accomodates Clinton St. Firehouse to remain

### Schedule B

Property	Section	Block	Lot
Jackson St. Firehouse	34	331	56
Clinton St. Firehouse	34	342	p/o 284
Village Hall	34	333-01	11, 12, 13, and 110
Library and Parking	34	333-01	9, 137 and 142
VOH Building Dept. - Assessment/Code Enforcement	34	333-01	64* and 65*
VOH Building Dept.	34	333-01	63*
Station Plaza	Portion of Station Plaza between Jackson St. and Nichols Court		
Bedell Street	Western portion of Bedell Street to the east of Main St. running approximately 170 feet to the entrance of the LIRR parking		

\* These lots have already been included as part of the December 2015 Appraisal

## SUMMARY OF PROPOSED DEVELOPMENT

Renaissance Downtowns Urban America entered into the Master Developer Agreement with the Village of Hempstead and Incorporated Village of Hempstead Community Development Agency on February 9, 2012 to serve as the master developer.

As the master developer, Renaissance Downtowns Urban America intends to facilitate the redevelopment of the project area, enhance neighborhood attractiveness and advance economic development through the redevelopment of the fourteen parking fields with a mixture of residential, commercial, retail, hospitality and other appropriate uses.

The following provides a summary of the proposed development for each parking field.

### PHASE 1 – FIELD 1, BLOCK 26

This site will be improved with a 345,000± square foot, five (5) story wood frame, multifamily apartment building with partial basement. Upon completion, the building will be configured with 336± residential units. On-site amenities will include two (2) large courtyards and rooftop terraces. The existing parking structure containing 378,900± square feet and 865± parking spaces will also be renovated. Commencement of construction will be immediate with completion slated for June of 2017. The estimated cost of construction is \$91,878,715<sup>26</sup> or \$266.32 per square of total buildable area, including any floor area attributable to structured parking.

### PHASE 2 – FIELD 10, BLOCK 42

This site will be improved with a 150,000± square foot, five (5) story, wood frame, multifamily apartment building over two (2) stories of podium parking. Upon completion, the building will be configured with 150± residential units. On-site amenities will include structured parking on two levels, courtyards and rooftop terraces. Commencement of construction is forecasted for April of 2016 with completion slated for December of 2017. The estimated cost of construction provided by Dharam Consulting is \$43,691,415 or \$215.76 per square of total buildable area, including any floor area attributable to structured parking.

### PHASE 3 – FIELD 8, BLOCK 38

This site will be improved with a 93,696± square foot, four (4) story wood frame above first floor concrete podium, mixed-use multifamily apartment building. Upon completion, the building will be configured with 103± residential units and 6,365± square feet of retail space. On-site amenities will include structured parking on two levels and rooftop terraces. Commencement of construction is forecasted for October of 2016 with completion slated for June of 2018. The estimated cost of construction provided by Dharam Consulting is \$30,201,339 or \$219.97 per square of total buildable area, including any floor area attributable to structured parking.



<sup>26</sup>Dharam's estimated construction cost for this phase was \$89,878,715. An additional \$2,000,000 in remediation costs was estimated by the developer to account for structural repairs to the existing parking structure.

**PHASE 4 – FIELD 4, BLOCK 27**

This site will be improved with a 707,478± square foot, eight (8) story steel frame and hollow core concrete slab, mixed-use multifamily apartment building (two structures are contemplated). Upon completion, the building will be configured with 583± residential units and 55,308± square feet of retail space. On-site amenities will include structured parking on two levels, two large residential courtyards and rooftop terraces. Commencement of construction is forecasted for April of 2017 with completion slated for April of 2019. The estimated cost of construction provided by Dharam Consulting is \$244,374,537 or \$241.10 per square of total buildable area, including any floor area attributable to structured parking.

**PHASE 5 – FIELD 9, BLOCK 40**

This site will be improved with a 110,400± square foot, eight (8) story steel frame and hollow core concrete slab, mixed-use multifamily apartment building and a ten (10) story, 134,200± square foot, steel frame and hollow core concrete slab medical office building. Upon completion, the multifamily building will be configured with 102± residential units. On-site amenities will include structured parking on two levels, residential courtyards and rooftop terraces. Commencement of construction is forecasted for October of 2017 with completion slated for June of 2019. The estimated cost of construction provided by Dharam Consulting is \$91,764,958 or \$257.77 per square of total buildable area, including any floor area attributable to structured parking.

**PHASE 6 – FIELD 16, BLOCK 25**

This site will be improved with a 99,800± square foot, four (4) story wood frame on one (1) story podium, mixed-use artist loft (residential) building with grade and basement level supermarket. Upon completion, the basement and first floor supermarket space will contain 41,200± square feet and the artist loft space will contain 58,600± square feet. On-site amenities will include surface parking. Commencement of construction is forecasted for April of 2018 with completion slated for December of 2019. The estimated cost of construction provided by Dharam Consulting is \$26,011,396 or \$260.64 per square of total buildable area, including any floor area attributable to structured parking.

**PHASE 7 – FIELD 5 & 5A, BLOCK 29**

This site will be improved with a 110,000± square foot, four (4) story steel frame and hollow core concrete slab above first floor concrete podium, assisted living facility with grade level retail space. Upon completion, the building will be configured with 124± assisted living units and 5,200± square feet of retail space. On-site amenities will include structured parking on two levels. Commencement of construction is forecasted for October of 2018 with completion slated for June of 2020. The estimated cost of construction provided by Dharam Consulting is \$42,580,968 or \$302.85 per square of total buildable area, including any floor area attributable to structured parking.

**PHASE 8 – FIELD 11B, BLOCK 39**

This site will be improved with a 274,100± square foot, eight (8) story steel frame and hollow core concrete slab, mixed-use multifamily apartment building and an eight (8) story steel frame and hollow core concrete slab structured parking facility. Upon completion, the multifamily building will be configured with 255± residential units. On-site amenities will include structured parking, residential courtyards and rooftop terraces. Commencement of construction is forecasted for April of 2019 with completion slated for December of 2020. The estimated cost of construction provided

by Dharam Consulting is \$94,544,376 or \$164.86 per square of total buildable area, including any floor area attributable to structured parking.

**PHASE 9 – FIELD 6, BLOCK 32**

This site will be improved with a 48,800± square foot, five (5) story steel frame and hollow core concrete slab, mixed-use commercial building with integrated structured parking (including one level below grade). Upon completion, the building will contain 5,600± square feet of grade level retail space and 43,200± square feet of upper floor office space. Commencement of construction is forecasted for October of 2019 with completion slated for June of 2021. The estimated cost of construction provided by Dharam Consulting is \$26,587,282 or \$138.40 per square of total buildable area, including any floor area attributable to structured parking.

**PHASE 10 – FIELD 7, BLOCK 34**

This site will be improved with a 54,000± square foot, four (4) story wood frame above first floor concrete podium, multifamily apartment building. Upon completion, the building will be configured with 51± residential units. On-site amenities will include structured parking on two levels, two courtyards and rooftop terraces. Commencement of construction is forecasted for April of 2020 with completion slated for December of 2021. The estimated cost of construction provided by Dharam Consulting is \$19,264,232 or \$241.41 per square of total buildable area, including any floor area attributable to structured parking.

**PHASE 11 – FIELD 12, BLOCK 33A**

This site will be improved with three structures: 1) 188,800± square foot, eight (8) story steel frame and hollow core concrete slab, mixed-use multifamily/hotel amenitized apartment building containing 160 residential units and below grade structured parking; 2) 6,200± square foot, two (2) story wood frame, restaurant building; and 3) 137,800± square foot, ten (10) story steel frame and hollow core concrete slab, hotel containing 158 rooms, below grade parking and grade level retail and restaurant space. On-site amenities will include below grade parking and rooftop terraces. Commencement of construction is forecasted for October of 2020 with completion slated for June of 2022. The estimated cost of construction provided by Dharam Consulting is \$131,856,140 or \$237.66 per square of total buildable area, including any floor area attributable to structured parking.

**PHASE 12 – FIELD 5 & 5A, BLOCK 30**

This site will be improved with two structures: 1) 127,080± square foot, four (4) story wood frame above first floor concrete podium, highly amenitized senior/independent living apartment building containing 151 residential units and two (2) levels of parking; 2) 42,191± square foot, five (5) story wood frame, assisted living facility containing 70 units and tuck-under grade level parking. On-site amenities will include rooftop terraces. Commencement of construction is forecasted for April of 2021 with completion slated for December of 2022. The estimated cost of construction provided by Dharam Consulting is \$60,078,325 or \$250.67 per square of total buildable area, including any floor area attributable to structured parking.

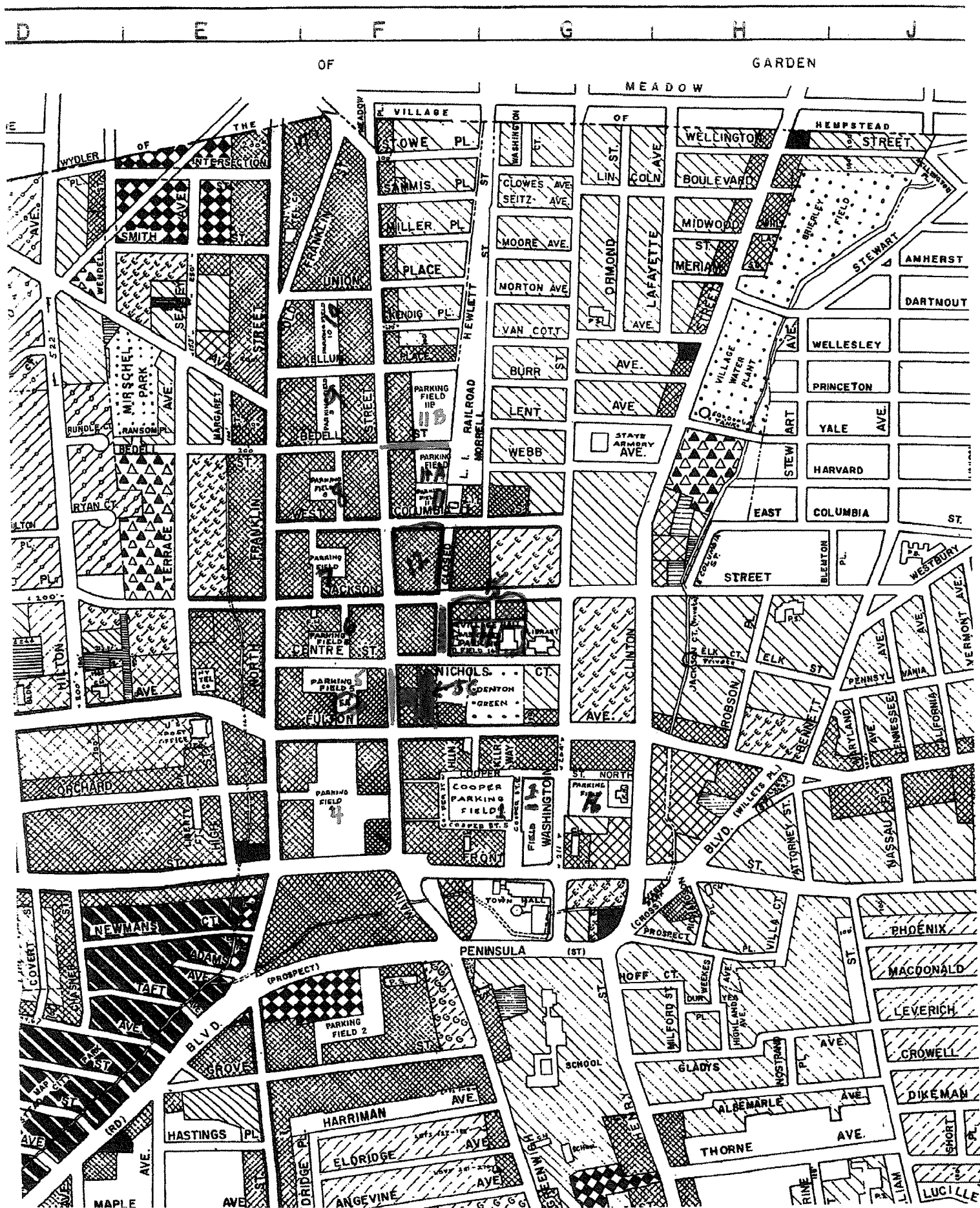
**PHASE 13 – FIELD 11 & 11A, BLOCK 37**

This site will be improved with a 176,500± square foot, four (4) story wood frame above first floor concrete podium, mixed-use multifamily apartment building. Upon completion, the building will be configured with 158± residential units and 10,100± square feet of retail space. On-site amenities will include structured parking on two levels and rooftop terraces. Commencement of construction is forecasted for October of 2021 with completion slated for June of 2023. The estimated cost of construction provided by Dharam Consulting is \$64,914,156 or \$278.72 per square of total buildable area, including any floor area attributable to structured parking.

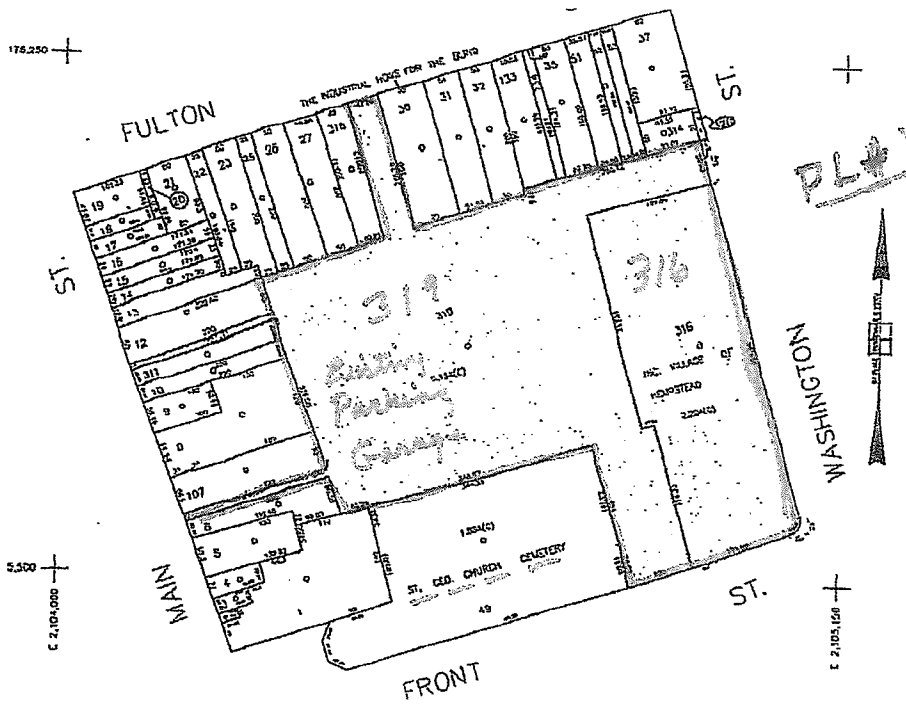
**PHASE 14 – FIELD 15, BLOCK 31B**

This site will be improved with two structures: 1) 261,200± square foot, seven (7) story steel frame and hollow core concrete slab, mixed use multifamily apartment building containing 227 residential units, office space, grade level retail and four (4) levels of parking; 2) 83,700± square foot, five (5) story wood frame, mixed use multifamily apartment building containing 36 residential units, and office space on the first and second floors. On-site amenities will include courtyards and rooftop terraces. Commencement of construction is forecasted for April of 2022 with completion slated for December of 2023. The estimated cost of construction provided by Dharam Consulting is \$124,290,124 or \$222.86 per square of total buildable area, including any floor area attributable to structured parking.



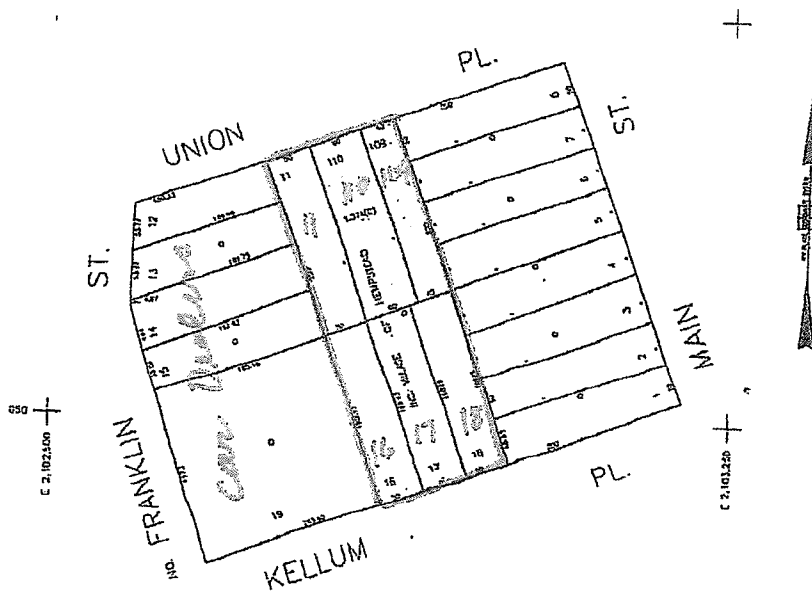


TAX MAP - PHASE 1 - PARKING FIELD 1 - BLOCK 26



5 stories wood +  
partial basement  
336 units  
2 courtyard  
inside the  
block  
rooftop  
terrace  
parking  
existing parking  
garage

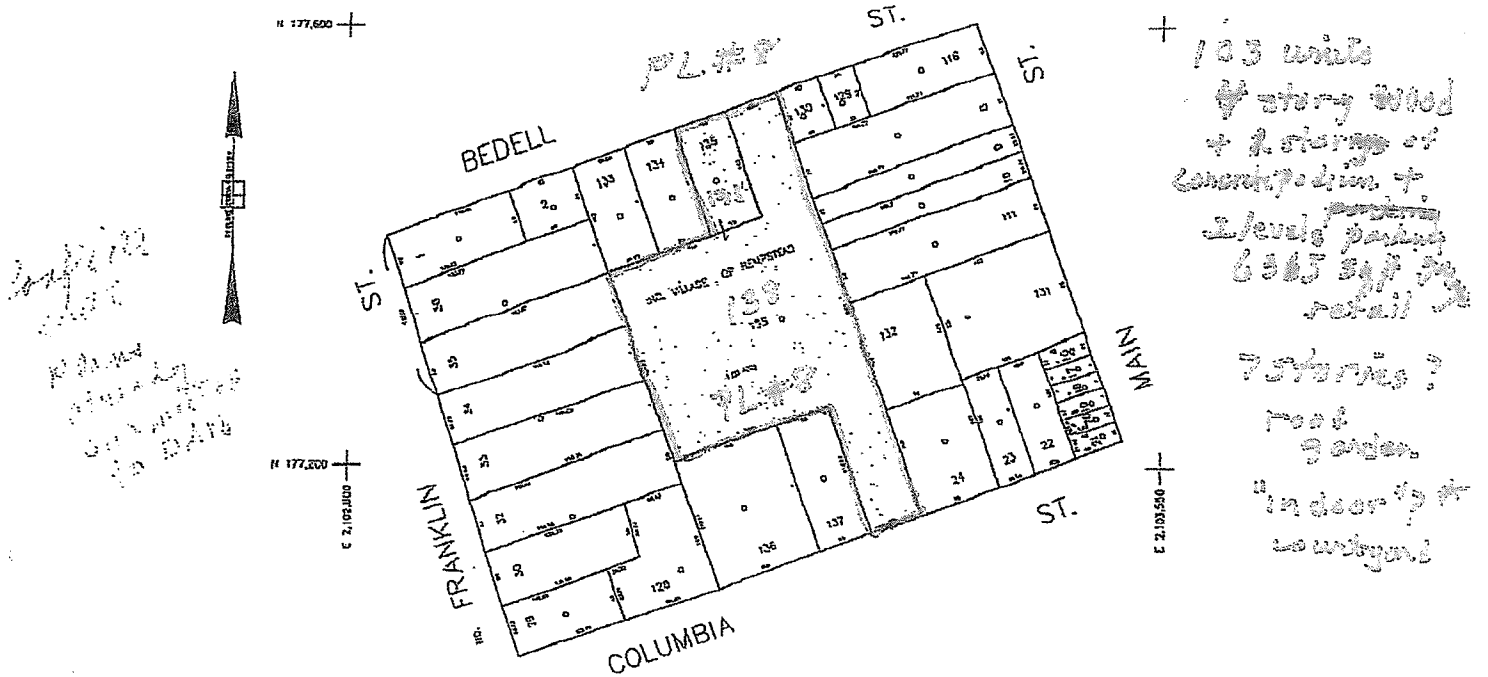
TAX MAP - PHASE 2 - FIELD 10 - BLOCK 42



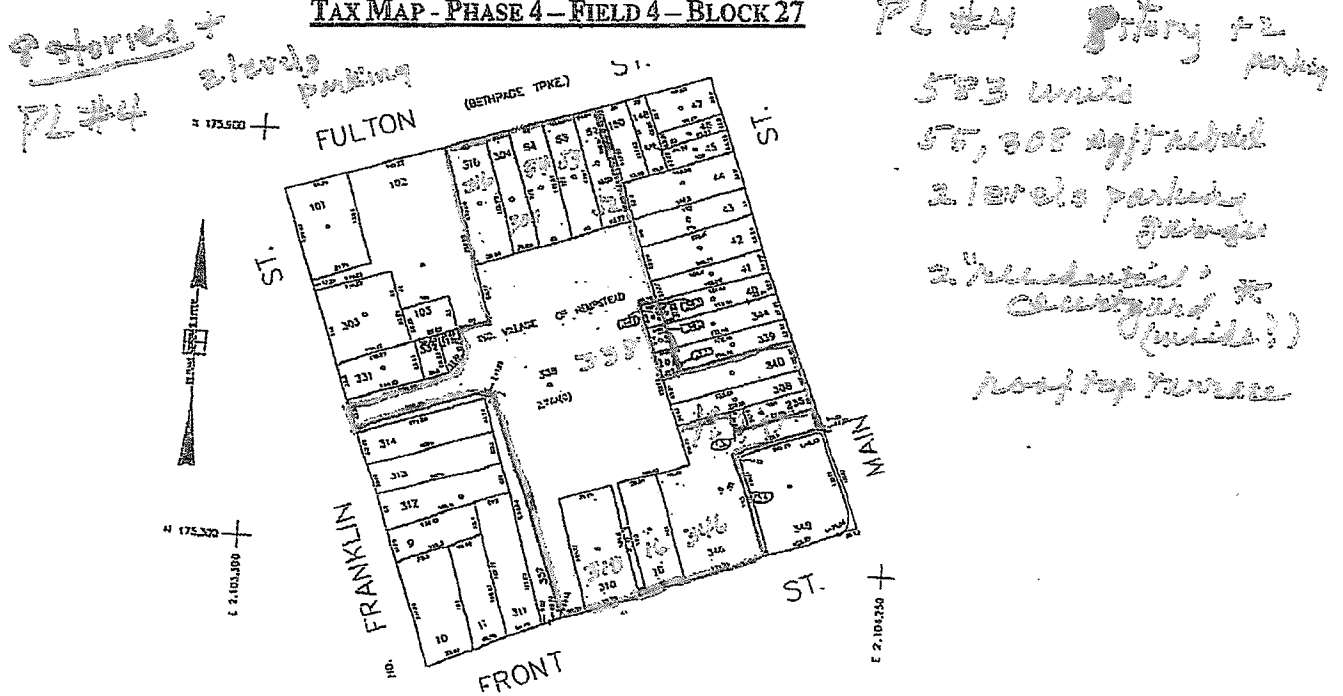
PL #10 Currently  
Leased to Dealers  
7 stories -  
5 for apartments  
150 units  
2 stories of  
podium  
parking  
courtyard  
rooftop terrace

\* The approach summary also not applicable of the  
court yard located the inside the block  
of the building. The Court yard for PL #1 was inside  
the block.

TAX MAP - PHASE 3 - FIELD 8 - BLOCK 38

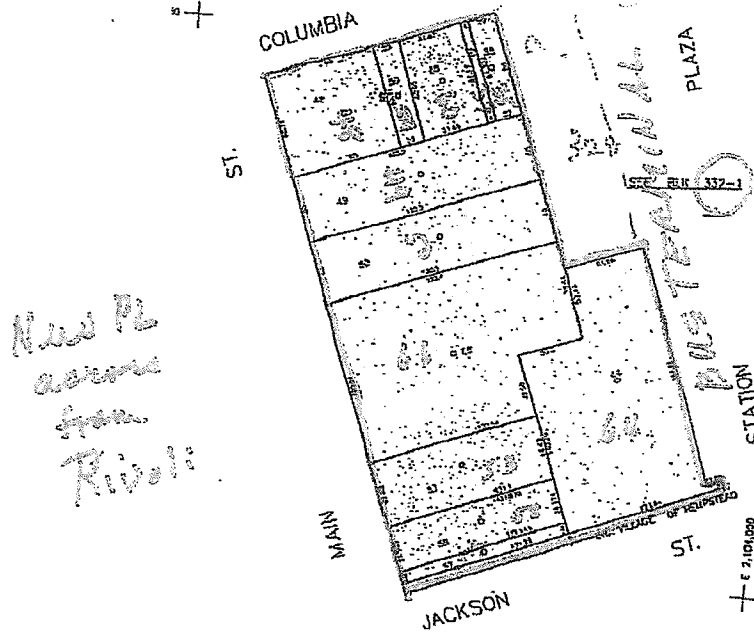


TAX MAP - PHASE 4 - FIELD 4 - BLOCK 27



\* The appraisal summary did not specify if the Court  
yards would be located on outside of the bldg. The  
Court yards for PL #1 was located on bldg as per S.

**TAX MAP - PHASE 11 - FIELD 12 - BLOCK 33A**



PL# 12  
3 Structures

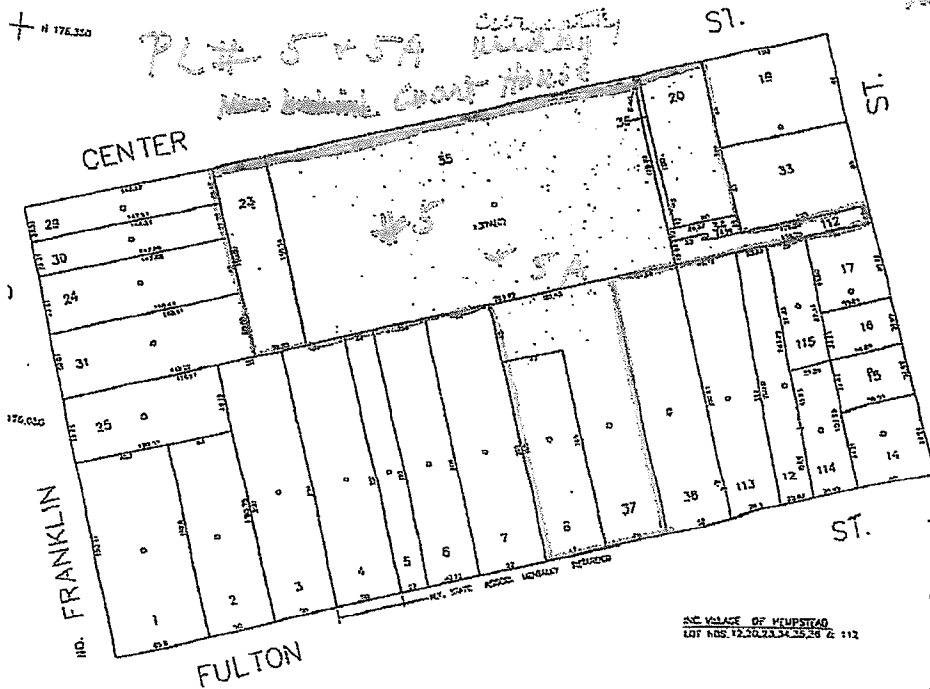
Next to  
Bus  
Terminal

11RR  
Lease

- ① 3 story steel 160 units (2 below main level) parking
- ② 2 story wood restaurant
- ③ 10 story steel hotel 157 rooms, below grade level, hotel parking

SCALE 1" = 40'

**TAX MAP - PHASE 12 - FIELD 5 & 5A - BLOCK 30**



PL# 5 & 5A  
Currently  
New building Court House

Currently  
Used by  
NC  
Court  
House

- ① 4 story wood 157 units  
Some independent living apartments
- ② 5 story wood assisted living

STANDARD VALUATION SERVICES

945133

The appraiser's preliminary assessment indicates whether undergarments should be inside or outside the building.

70 units  
undergarments parking  
rooftop terrace



**INC. VILLAGE OF HEMPSTEAD  
Downtown Advisory Board**

50 Clinton Street, Suite 504, Hempstead, NY 11550  
Tel: (516) 485-5737 Ext. 221

Joseph Simone Jr. - Superintendent Building Department  
Steven Bullock - Chairman of the Planning Board  
Frank Germinaro - Director of Public Works  
Danielle Oglesby - Commissioner of the CDA

PL#10  
+ CPK

**PRE-APPLICATION SITE PLAN REVIEW FORM FOR DOWNTOWN OVERLAY ZONE (DOZ) DEVELOPMENT**

This form is available in a fillable format at:

<http://www.villageofhempsteadcda.org/downtown-overlay-zone--doz.html>

34-192-11 (PL#10)

no housing  
3 story office Bldg  
+ structured parking  
10,000 office  
3,250 service garage  
outdoor gas storage

SBL not given

**1. APPLICANT INFORMATION**

Name of Applicant: Renaissance Downtowns UrbanAmerica (RDUa)  
Address of Applicant: 9 Gerhard Rd, Plainview NY 11803  
Telephone No.: (516) 433 9000  
Fax No.: (516) 822 0566  
Email: smclean@renaissancedowntowns.com

**2. ENGINEER INFORMATION**

Applicant Engineer: Nelson and Pope LLP  
Contact Name: Tom Dixon  
Engineer Address: 572 Walt Whitman Rd Melville 11747  
Telephone No.: 631-427-5665

**3. ARCHITECT INFORMATION**

Applicant Architect: Ehasz Giacalone Associates  
Contact Name: Lou Giacalone  
Architect Address: 431 Conklin St. Farmingdale 11747  
Telephone No.: 516-420-8383

**4. PROPOSED DEVELOPMENT**

Development Description: Three story office building with structured parking  
Property Address(s): Parking Field 10  
Proposed Usage: Office, service garage, structured parking  
Proposed Building(s): One  
Proposed Development Height: 35'  
Proposed Development Width: 94'  
Proposed Building Size: 10,000 SF office and 3,250 SF service garage, outdoor gas storage  
Proposed Site Area (min. 7,500SF): 59,997 SF (1.37 Ac)  
Proposed Site Frontage (min. 75FT): 298'  
Proposed Parking: Onsite or Offsite?  
Offsite Parking Location: Onsite parking

**5. EXISTING PROPERTY INFORMATION (Please Complete For Each Property To Be Developed)**

A. Name of Owner: Village of Hempstead  
Owner's Address: 99 Nichols Ct, Hempstead, NY 11550 Telephone No.: (516) 483-6200  
Property Address: Field 10 (Kellum and Union Place) Existing Zoning Business B Existing Usage Parking  
Tax Map ID Sec 34 Blk 192 Lot(s) 11 Site Area (SF) 59,997 Site Frontage (FT) 298'  
Existing Building(s): Existing Building Height: Existing Building Width:  
Existing Parking: Corner Property: (Circle) Yes or No DOZ Opt-in Zone (1, 2, 3, or 4): DO-2

B. Name of Owner: CPK Transportation LLC  
Owner's Address: 111 Scooter Lane, Hicksville, NY 11801 Telephone No.: 516-538-5200  
Property Address: Existing Zoning Existing Usage  
Tax Map ID Sec Blk Lot(s) Site Area (SF) Site Frontage (FT)  
Existing Building(s): Existing Building Height: Existing Building Width:  
Existing Parking: Corner Property: (Circle) Yes or No DOZ Opt-in Zone (1, 2, 3, or 4):

C. Name of Owner: Renaissance Downtowns UrbanAmerica (RDUa)  
Owner's Address: 9 Gerhard Rd, Plainview, NY 11803 Telephone No.: 516-433-9000  
Property Address: Existing Zoning Existing Usage  
Tax Map ID Sec Blk Lot(s) Site Area (SF) Site Frontage (FT)  
Existing Building(s): Existing Building Height: Existing Building Width:  
Existing Parking: Corner Property: (Circle) Yes or No DOZ Opt-in Zone (1, 2, 3, or 4):

Applicant Signature: [Signature]

Date: 11/2/15

\*\* Pre-Submission Conference # 1 is mandatory for all applicants who have chosen to continue with this process. The Pre-Submission Conference # 1 is by appointment only and should be scheduled at least two weeks in advance of conference date. \*\*

**FOR OFFICIAL USE ONLY**

Ref. No. 996 Date Received: 12/23/15 Pre-submission Conf. No. 1 Date: 1/14/16  
Fees Paid: Pre-Conf #1: \$530.00 Amount: Pre-Conf #2: Amount:  
Planning Board Submission: Amount:

1.04 (10,000 + 3,250) = \$530 see note includes structured parking

from CDA  
Private & public



**INC. VILLAGE OF HEMPSTEAD**  
**Downtown Advisory Board**  
50 Clinton Street, Suite 504, Hempstead, NY 11550  
Tel: (516) 485-5737 Ext. 221

Joseph Ambrose Jr. - Superintendent Building Department  
Steven Bullock - Chairman of the Planning Board  
Frank Germinaro - Director of Public Works  
Danielle Oglesby - Commissioner of the CDA  
11/2/15

PL#8  
Lau area  
330 units  
20,000 sq ft  
retail + restaurant  
6 stories with Parking Garage

**PRE-APPLICATION SITE PLAN REVIEW FORM FOR DOWNTOWN OVERLAY ZONE (DOZ) DEVELOPMENT**  
This form is available in a fillable format at:  
<http://www.villageofhempsteadcda.org/downtown-overlay-zone--doz.html>

**1. APPLICANT INFORMATION**

Name of Applicant: Renaissance Downtowns UrbanAmerica (RDUa)  
Address of Applicant: 9 Gerhard Rd. Plainview NY 11803  
Telephone No.: (516) 433 9000  
Fax No.: (516) 822 0566  
Email: smclean@renaissancedowntowns.com

**2. ENGINEER INFORMATION**

Applicant Engineer: Nelson and Pone LLP  
Contact Name: Tom Dixon  
Engineer Address: 572 Walt Whitman Rd Melville 11747  
Telephone No.: 631-427-5665

**3. ARCHITECT INFORMATION**

Applicant Architect: Ehasz Giacalone Associates  
Contact Name: Lou Giacalone  
Architect Address: 431 Conklin St Farmingdale 11735  
Telephone No.: 516-420-8383

**4. PROPOSED DEVELOPMENT**

Development Description: Six story mixed-use building with structured parking  
Property Address(s): DOZ Block 38: Parking Field 8, 155-179 Main St, 122-126 Bedell St, 35-41 W. Columbia St.  
Proposed Usage: Mixed use (20,000 SF of retail and restaurants on 1<sup>st</sup>, 330 units in 5 stories of residential, and structured parking)  
Proposed Building(s): One  
Proposed Development Height: 70'  
Proposed Development Width: 180'  
Proposed Building Size: 350,084 SF and 75,062 SF structured parking  
Proposed Site Area (min. 7,500SF): 110,723 SF (2.54 Ac)  
Proposed Site Frontage (min. 75FT): 643'  
Proposed Parking: Onsite or Offsite?  
Offsite Parking Location: Onsite parking

**5. EXISTING PROPERTY INFORMATION (Please Complete For Each Property To Be Developed)**

A. Name of Owner: Village of Hempstead  
Owner's Address: 99 Nichols Ct. Hempstead, NY 11550 Telephone No.: (516) 489 3400  
Property Address: Field 8 Existing Zoning Parking Existing Usage Parking  
Tax Map ID Sec 34 Blk 195 Lot(s) 135,138 Site Area (SF) 52,243 SF Site Frontage (FT)   
Existing Building(s): none Existing Building Height:  Existing Building Width:   
Existing Parking: 100 Corner Property: (Circle) Yes or No DOZ Opt-in Zone (1, 2, 3, or 4): DO-2

B. Name of Owner: Lau & Associates, PC; Lau Investment Group, INC  
Owner's Address: 133-74 Sanford Ave, Unit C1E Telephone No.: 718-359-9700  
Property Address: 155-179 Main St Existing Zoning Bus B Existing Usage laundromat, restaurants, service retail  
Tax Map ID Sec 34 Blk 195 Lot(s) 8,9,10,111,116,131,132 Site Area (SF) 54,746 Site Frontage (FT) 417'  
Existing Building(s): 12,000 SF Existing Building Height:  Existing Building Width:   
Existing Parking: 100 Corner Property: (Circle) Yes or No DOZ Opt-in Zone (1, 2, 3, or 4): DO-2

C. Name of Owner: Keys Landscape and Tree Service; Stewart Plaza LTD  
Owner's Address: 2591 Stewart Ave, Westbury NY, 11590 Telephone No.: 516-942-8734  
Property Address: 122 & 126 Bedell St, Hempstead, NY 11550 Existing Zoning Business B Existing Usage Residential  
Tax Map ID Sec 34 Blk 195 Lot(s) 129, 130 Site Area (SF) 3,734 SF Site Frontage (FT) 75.4'  
Existing Building(s): 2,722 SF Existing Building Height: 24' Existing Building Width: 38', 20'  
Existing Parking: 2 Corner Property: (Circle) Yes or No DOZ Opt-in Zone (1, 2, 3, or 4): DO-2

Applicant Signature: [Signature] Date: 11/2/15

**\*\* Pre-Submission Conference # 1 is mandatory for all applicants who have chosen to continue with this process. The Pre-Submission Conference # 1 is by appointment only and should be scheduled at least two weeks in advance of conference date.\*\***

1.882 42 + 7167 = 9050V

**FOR OFFICIAL USE ONLY**

Ref. No. 994/647 Date Received: 12/23/15 Pre-submission Conf. No. 1 Date: 1/14/16  
Fees Paid: Pre-Conf #1: ✓ Amount: \$9,050.00 Pre-Conf #2:  Amount:   
Planning Board Submission:  Amount:

$254330 = 8,250 + 104(20,000) = 800 = 9,050$   
 $104(20,000 + 75,062) = 9$   
D.O. must include 22 ft of structured



VILLAGE OF HEMPSTEAD

# Downtown Advisory Board

50 Clinton Street, Suite 504, Hempstead, NY 11550  
Tel: (516) 485-5737 Ext. 221

Steven Bullock – Chairman of the Planning Board  
Frank Germinaro – Director of Public Works  
Danielle Oglesby – Commissioner of the CDA



Private property only

## PRE-APPLICATION SITE PLAN REVIEW FORM FOR DOWNTOWN OVERLAY ZONE (DOZ) DEVELOPMENT

This form is available in a fillable format at:

<http://www.villageofhempsteadcda.org/downtown-overlay-zone---doz.html>

34-194-1, 2, 3, 6, 7, 4, 8

6 stories + parking garage  
215 housing  
10,000 retail  
a restaurant

### 1. APPLICANT INFORMATION

Name of Applicant: Renaissance Downtowns UrbanAmerica (RDUA)  
Address of Applicant: 9 Gerhard Rd, Plainview NY 11803  
Telephone No.: (516) 433 9000  
Fax No.: (516) 822 0566  
Email: smclean@renaissancedowntowns.com

### 2. ENGINEER INFORMATION

Applicant Engineer: Nelson and Pope LLP  
Contact Name: Tom Dixon  
Engineer Address: 572 Walt Whitman Rd Melville 11747  
Telephone No.: 631-427-5665

### 3. ARCHITECT INFORMATION

Applicant Architect: Ehasz Giacalone Associates  
Contact Name: Lou Giacalone  
Architect Address: 431 Conklin St. Farmingdale 11735  
Telephone No.: 516-420-8383

### 4. PROPOSED DEVELOPMENT

Development Description: Six story mixed-use building with structured parking  
Property Address(s): 180, 190, 202, 204 Main Street  
Proposed Usage: Mixed use (10,000 SF of retail and restaurants on 1<sup>st</sup>, 215 units in 5 stories of residential, and structured parking)  
Proposed Building(s): One  
Proposed Development Height: 70'  
Proposed Development Width: 404'  
Proposed Building Size: 203,720 SF and 80,376 SF structured parking  
Proposed Site Area (min. 7,500SF): 60,001 SF (1.37 Ac)  
Proposed Site Frontage (min. 75FT): 404'  
Proposed Parking: Onsite or Offsite?  
Offsite Parking Location: Onsite parking

### 5. EXISTING PROPERTY INFORMATION (Please Complete For Each Property To Be Developed)

A. Name of Owner: CPK Transportation LLC  
Owner's Address: 111 Scooter Lane, Hicksville, NY 11801 Telephone No.: 516-538-5200  
Property Address: 180, 190, 202 Main Street Existing Zoning Business B Existing Usage Vacant buildings, parking  
Tax Map ID Sec 34 Blk 194 Lot(s) 1,2,3,6,7 Site Area (SF) 44,911 SF Site Frontage (FT) 450'  
Existing Building(s): 21,349 SF Existing Building Height: 18' Existing Building Width: 234'  
Existing Parking: 34 Corner Property: (Circle) Yes or No DOZ Opt-in Zone (1, 2, 3, or 4): DO-1

B. Name of Owner: IGLESIA EVANGELICA DE EL PRINCIPE DE PAZ  
Owner's Address: 204 WEST MAIN ST HEMPSTEAD NY 11550 Telephone No.: 631-543-3167  
Property Address: 204 WEST MAIN ST HEMPSTEAD NY 11550 Existing Zoning Business B Existing Usage Church  
Tax Map ID Sec 34 Blk 194 Lot(s) 4,8 Site Area (SF) 15,090 Site Frontage (FT) 249'  
Existing Building(s): 5,340 sf Existing Building Height: 15' Existing Building Width: 45'  
Existing Parking: 20 Corner Property: (Circle) Yes or No DOZ Opt-in Zone (1, 2, 3, or 4): DO-1

C. Name of Owner: Renaissance Downtowns UrbanAmerica (RDUA)  
Owner's Address: 9 Gerhard Rd, Plainview NY 11803 Telephone No.: (516) 433 9000  
Property Address: Existing Zoning Existing Usage  
Tax Map ID Sec Blk Lot(s) Site Area (SF) Site Frontage (FT)  
Existing Building(s): Existing Building Height: Existing Building Width:  
Existing Parking: Corner Property: (Circle) Yes or No DOZ Opt-in Zone (1, 2, 3, or 4):

Applicant Signature: [Signature]

Date: 11/2/15

\*\* Pre-Submission Conference # 1 is mandatory for all applicants who have chosen to continue with this process. The Pre-Submission Conference # 1 is by appointment only and should be scheduled at least two weeks in advance of conference date. \*\*

### FOR OFFICIAL USE ONLY

Ref. No. 993 Date Received: 12/23/15 Pre-submission Conf. No. 1 Date: 11/14/16  
Fees Paid: Pre-Conf #1: ✓ Amount: \$5,775.00 Pre-Conf #2: Amount:

Planning Board Submission: Amount:

215 units x \$25 = \$5,375 + .04(10,000) = \$400 = \$5,775  
.04 (10,000 + 80,376) = 7.23% = 7.23% of 90,376 = \$6,540.75



# INC. VILLAGE OF HEMPSTEAD

## Downtown Advisory Board

50 Clinton Street, Suite 504, Hempstead, NY 11550  
Tel: (516) 485-5737 Ext. 221

Joseph Simone Jr. - Superintendent Building Department

Steven Bullock - Chairman of the Planning Board

Frank Germinaro - Director of Public Works

Danielle Oglesby - Commissioner of the CDA

176 Bedell St  
CPR  
Georgica  
RDUA

### PRE-APPLICATION SITE PLAN REVIEW FORM FOR DOWNTOWN OVERLAY ZONE (DOZ) DEVELOPMENT

This form is available in a fillable format at:

<http://www.villageofhempsteadcda.org/downtown-overlay-zone--doz.html>

34 - 522 = 5,527

5 stories residential + parking garage  
6240 retail & restaurant  
70 units

#### 1. APPLICANT INFORMATION

Name of Applicant: Renaissance Downtowns UrbanAmerica (RDUA)

Address of Applicant: 9 Gerhard Rd, Plainview NY 11803

Telephone No.: (516) 433 9000

Fax No.: (516) 822 0566

Email: smclean@renaissancedowntowns.com

#### 2. ENGINEER INFORMATION

Applicant Engineer: Nelson and Pope LLP

Contact Name: Tom Dixon

Engineer Address: 572 Walt Whitman Rd, Melville 11747

Telephone No.: 631-427-5665

#### 3. ARCHITECT INFORMATION

Applicant Architect: Ehasz Giacalone Associates

Contact Name: Lou Giacalone

Architect Address: 431 Conklin St, Farmingdale 11735

Telephone No.: 516-420-8383

#### 4. PROPOSED DEVELOPMENT

Development Description: Five story mixed-use building with structured parking

Property Address(s): 176 Bedell Street

Proposed Usage: Mixed use (6,240 SF of retail and restaurants on 1st, 70 units in 5 stories of residential, and structured parking)

Proposed Building(s): One

Proposed Development Height: 70'

Proposed Development Width: 156'

Proposed Building Size: 69,550 SF and 31,886 SF structured parking

Proposed Site Area (min. 7,500SF): 26,976 SF (0.62 Ac)

Proposed Site Frontage (min. 75FT): 324'

Proposed Parking: Onsite or Offsite?

Offsite Parking Location: Onsite parking

#### 5. EXISTING PROPERTY INFORMATION (Please Complete For Each Property To Be Developed)

A. Name of Owner: CPK Transportation LLC

Owner's Address: 111 Scooter Lane, Hicksville, NY 11801

Telephone No.: 516-538-5200

Property Address: 176 Bedell Street Existing Zoning: Business B Existing Usage: School Bus Parking and servicing

Tax Map ID Sec: 34 Blk: 522 Lot(s): 5, 327 Site Area (SF): 26,976 SF Site Frontage (FT): 324'

Existing Building(s): 330 SF temporary structure (office trailer) Existing Building Height: 10' Existing Building Width: 33'

Existing Parking: 48 school busses Corner Property: (Circle) Yes or No DOZ Opt-in Zone (1, 2, 3, or 4): DO-1

B. Name of Owner: Georgica Green Ventures, LLC

Owner's Address: 50 Jericho Quadrangle, Suite 200, Jericho, NY 11753

Telephone No.: 516-620-4530

Property Address: Existing Zoning Existing Usage: Existing Usage

Tax Map ID Sec: Blk Lot(s): Site Area (SF) Site Frontage (FT): Site Frontage (FT)

Existing Building(s): Existing Building Height: Existing Building Width: Existing Building Width:

Existing Parking: Corner Property: (Circle) Yes or No DOZ Opt-in Zone (1, 2, 3, or 4):

C. Name of Owner: Renaissance Downtowns UrbanAmerica (RDUA)

Owner's Address: 9 Gerhard Rd, Plainview, NY 11803

Telephone No.: 516-433-9000

Property Address: Existing Zoning Existing Usage: Existing Usage

Tax Map ID Sec: Blk Lot(s): Site Area (SF) Site Frontage (FT): Site Frontage (FT)

Existing Building(s): Existing Building Height: Existing Building Width: Existing Building Width:

Existing Parking: Corner Property: (Circle) Yes or No DOZ Opt-in Zone (1, 2, 3, or 4):

Applicant Signature: [Signature]

Date: 11/2/15

\*\* Pre-Submission Conference # 1 is mandatory for all applicants who have chosen to continue with this process. The Pre-Submission Conference # 1 is by appointment only and should be scheduled at least two weeks in advance of conference date. \*\*

#### FOR OFFICIAL USE ONLY

Ref. No.: 495 Date Received: 12/23/15 Pre-submission Conf. No. 1 Date: 1/14/16

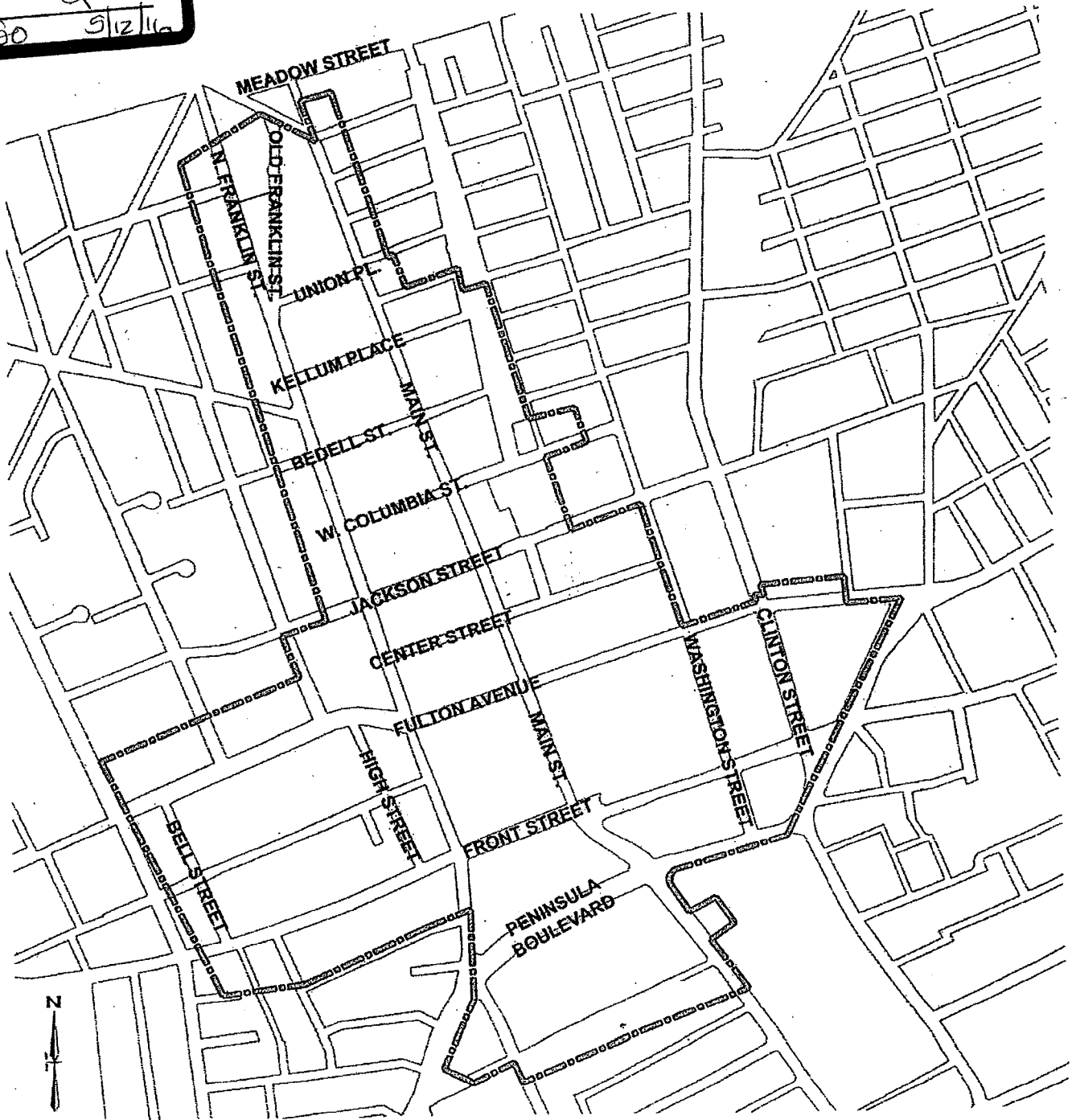
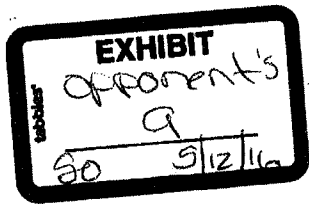
Fees Paid: Pre-Conf #1: ✓ Amount: \$1,999.60 Pre-Conf #2: Amount:

Planning Board Submission: Amount:

04(31,886 + 6,240) = 04(38,126) = 152,504  
70 units x 25 = 1750 00  
1750 00

Did not  
submit by 1/14  
of structured





**RENAISSANCE** UrbanAmerica  
DOWNTOWNS



## **Exhibit A: Boundaries of Project Area** **Village of Hempstead, New York**

## MUNICIPAL PROPERTIES; ACQUISITION AND PURCHASE PRICE

### 2.01 Identity of Municipal Properties to be Conveyed.

(a) The Village and/or CDA, as appropriate, agree to sell, and the Developer agrees to purchase from the Village and/or CDA, upon the terms and conditions set forth herein, the following Municipal Properties:

(i) all those Village Properties within the Project Area specified on Exhibit B, which properties shall either (a) be conveyed by the Village directly to the Developer at Closing and/or (b) be conveyed to the CDA (for reconveyance at Closing to the Developer) within thirty (30) days from the adoption of the Overlay District; and

(ii) all those CDA Properties within the Project Area specified on Exhibit B;

along with all right, title and interest of the Village or CDA in and to any land lying in the bed of any highway, street, road or avenue, open or proposed, to the center line thereof, including vaults, if any, and any possible strips or gores in front of or abutting or adjoining the Municipal Properties; all right, title and interest in and to all easements, tenements, hereditaments, privileges and appurtenances in any way belonging to the Municipal Properties; and all right, title and interest in and to all licenses, permits and approvals issued by any municipal authority relating to the use, occupancy, maintenance or operation of the Municipal Properties, to the extent same are assignable by Village and/or CDA.

(b) Notwithstanding the foregoing, the Developer shall have the right to proceed to closing from time to time on one (1) or more of the parcels set forth above by sending a Closing Notice (as said term is defined in Section 6.01 of this Agreement) pursuant to the procedures set forth in said Section 6.01.

### 2.02 Purchase Price.

(a) Subject to all the terms, covenants, and conditions of this Agreement, the Municipal Property(ies) will be sold to the Developer, and the Developer will purchase such Municipal Property(ies) for a purchase price ("**Purchase Price**") to be determined for such property as set forth in sub-section (b) below.

(b) Appraisals.

(i) **Appraiser Selection Process.** Within thirty (30) days after the date upon which the Developer shall have received all Approvals (as said term is defined in Section 5.01 of this Agreement), the Developer and the Village and/or CDA shall select an independent appraiser to determine the aggregated fair market value of the Municipal Property(ies) shown on a parcel by parcel basis in the overall Appraisal. Notwithstanding the above, if the Developer determines that commencing the appraisal process prior to the issuance of the Approvals would help to accelerate the redevelopment of the Project, then Developer, at Developer's own risk, shall have the right to send a notice (the "**Acceleration Notice**") to the

Village and/or CDA, which shall state the specifics of all Approvals then being sought by the Developer in connection with the Project. Upon receipt by the Village and/or CDA of said Acceleration Notice, the Parties agree to commence the appraiser selection process as set forth above. However, if the Village and/or CDA and Developer fail to agree upon a single appraiser within said thirty (30) day period, then the Village and CDA shall collectively select one (1) appraiser and the Developer shall select one (1) appraiser and notify each other of their selection within sixty (60) days after the earlier to occur of the date upon which the Developer shall have received all of the Approvals, or the date of any Acceleration Notice sent by the Developer to the Municipality. Within thirty (30) days thereafter, the Party selected appraisers shall select a third appraiser meeting the other and further requirements of this sub-section. All such appraisers must have an MAI designation and demonstrable experience in appraising mixed-use developments of scale similar to the Project and shall agree to cooperate with the Parties and each other throughout the appraisal process, in good faith to identify and resolve any potential issues or problems which have the potential to delay, disrupt or otherwise impact the appraisal process and/or Appraisal Methodologies (as said term is defined in sub-section (iii) below).

(ii) Adjustment of Final Appraised Value in the Event an Acceleration Notice is Issued. In the event that the Developer shall send an Acceleration Notice to the Municipality pursuant to the provisions of sub-section (i) above, the Appraiser(s) shall promptly proceed to determine a Final Appraised Value (as said term is defined in sub-section (v) below), on the assumption that the Approvals specified in the Acceleration Notice have been issued. If, and to the extent that the final said Approvals differ from the Approvals set forth in the Acceleration Notice (because of, for example, changes in permitted density), the Parties and the appraiser(s) shall, from and after the date that the last of the Approvals shall have been issued, proceed in mutual diligent good faith appropriately to adjust the Final Appraised Value so as to reflect the provisions of the Final Approvals.

(iii) Appraisals. The appraiser(s) selected and operating pursuant to the provisions of sub-sections (i) and (ii) hereof shall be advised of and shall state in their scope of work the appraisal methods and assumptions ("**Appraisal Methodologies**") as provided for herein. Within sixty (60) days after the appointment of the last appraiser to be appointed pursuant to the provisions of sub-section (i) hereof, the appraiser(s), shall submit to the Parties and the third appraiser, if applicable, in writing their respective estimates of the then current Appraised Value as defined below of the Municipal Properties (the "Appraisals").

(iv) Appraisal Methodologies. Prior to the commencement of the appraisal process, the appraiser(s) shall rely upon and utilize the following Appraisal Methodologies to determine the Appraised Value (as defined below) of the Municipal Properties:

(x) The Appraised Value ("**Appraised Value**") shall be the residual land value of the Municipality Properties taking into full account all costs of whatever nature incurred, and projected to be incurred, in connection with the entire Project with all Approvals in place ("**Project Costs**"). \*

(y) Project hard costs shall be estimated by a third party independent construction cost estimating firm agreed upon by the consultants for both the Developer and

the Municipality within ninety (90) days after the date of appointment of the last appraiser to be appointed pursuant to the provisions of sub-section (i) hereof. Project soft costs shall be estimated by the Developer and shall be commensurate with project soft costs for a mixed-use development of this size and complexity.

(z) The appraiser(s) shall (a) utilize a rate of return on Project Costs that is commensurate with the development risks associated with the Project and Project Area and that a developer and its institutional financing or other partner(s) would require to execute the entire Project and (b) shall assume that such rate of return should increase to reflect the time value of Project Costs and market absorption to the extent realization of the appropriate return is delayed by circumstances not the result of Developer's fault or neglect.

(v) Final Appraised Value. If more than one appraiser is needed pursuant to Section 2.02(b)(i), prior to submitting their Appraisals, the two appraisers shall meet to discuss their tentative findings. Within thirty (30) days after the Appraisals are submitted, the Parties shall meet to compare such estimates and if such estimates differ from each other by ten percent (10%) or less of the higher value, the Appraised Value of the Municipal Properties shall be the average of such two Appraisals. If such estimates differ from each other by more than ten percent (10%), the third appraiser shall be given sixty (60) days to select one of the two estimates of Appraised Value of the Municipal Properties proposed by the two originally selected appraisers (i.e., "baseball style arbitration"), said selection to be predicated upon the third appraiser's evaluation as to which appraiser most closely adhered to the Appraisal Methodologies. Such decision of the third appraiser shall be binding and conclusive upon the Developer and the Municipality. The Appraised Value, as determined by (A) the sole appraiser, or (B) by either the average estimate of the first two appraisers, or as determined by the third appraiser, as the case may be (hereinafter the "Final Appraised Value").

(vi) Purchase Price. The Purchase Price for the Municipal Properties shall be the Final Appraised Value.

**2.03 Payment of Purchase Price.** At Closing for Municipal Property(ies), the Purchase Price shall be paid by Developer certified check or bank draft to the order of the CDA, or other party designated by the CDA, drawn on a bank licensed to do business in the State of New York, subject to collection, or by wire transfer simultaneously with the delivery of the Deed (as said term is defined in Section 6.02 hereof) conveying such Municipal Property(ies) to the Developer.

**2.04 Developer's Access to Municipal Properties/ Developer's Right to Terminate.**

(a) Prior to the conveyance of the Municipal Properties by the Municipality to the Developer, the Municipality shall afford representatives of the Developer access to any part of the Municipal Properties and shall expend their diligent reasonable efforts to secure such access to adjoining and nearby properties, at all reasonable times, for the purpose of obtaining data and making various tests and inspections, including, but not limited to, such environmental testing as the Developer shall deem reasonable and appropriate. Upon completion of any of such tests and inspections, the Developer, at its sole cost and expense, shall restore the Municipal Properties to substantially the same condition in which it existed prior to the commencement of such tests and inspections. Other than for routine visits ("Routine Visits"), Developer agrees

## **EXHIBIT B**

### **LEGAL DESCRIPTION**

#### **Village Properties:**

All Village Property within the Project Area other than roads and utility infrastructure.

The parties will more specifically identify these Village Properties by their Section, Block and Lot information within 90 days of the Execution Date.

#### **CDA Properties:**

All CDA Property within the Project Area other than roads and utility infrastructure.

The parties will more specifically identify these CDA Properties by their Section, Block and Lot information within 90 days of the Execution Date.

**210. I. PARKING REQUIREMENTS**

- |  |  |
|--|--|
| <p>(1) Required Parking: The number of parking spaces required to be provided by a developer seeking Site Plan approval, are as follows:</p> <p>→ (a) Residential- 1 parking space per unit</p> <p>(b) Commercial- 2.5 parking space per 1000 square feet</p> <p>(c) Retail- 3 per 1000 square feet</p> <p>(2) Parking Location</p> <p>At or above grade parking shall be located 30 feet from A and B streets. Exact location of parking will be determined during site plan review with the DAB/Planning Board and the applicable Parking Agency designated by the Village Board.</p> <p>(3) The DAB and Planning Board shall work with the Applicant to ensure that as much as possible of any new parking is available for shared or public use.</p> | <p>(4) The parking requirements in (1) above may be reduced or increased if applicant can so demonstrate, based on the projected operational characteristics of the use and its need for parking, a study of parking demand for similar uses in similar locations, and/or shared-use parking.</p> <p>(5) Where parking will be provided off-site, the Applicant shall pay a Fee in-lieu to the applicable Parking Agency according to a fee schedule established by the Village Board.</p> |
|--|--|

**210. J. SUSTAINABLE DEVELOPMENT STANDARDS**

The minimum required sustainable development requirements shall be achieved through demonstrating equivalency of a minimum requirement to attain a status of a LEED ND Certified (40-49 points).

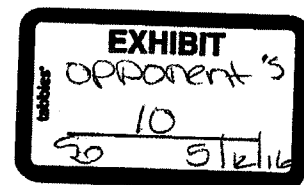
Where the requirements provided in the DOZ article are more stringent, than LEED ND standards, then the standards provided in the DOZ article shall prevail.

**(1) Reduce Impacts to Water Resources**

- (a) The following minimum requirements for building water efficiency shall be met:
- i. Indoor water use in new buildings and buildings undergoing major renovations as part of the project must, on average, use 20% less water than baseline buildings. The baseline shall meet the requirements of the Energy Policy Act of 1992 and subsequent rulings by the Department of Energy, requirements of the Energy Policy Act of 2005, and the plumbing code requirements as stated in the 2006 editions of the Uniform Plumbing Code or International Plumbing Code as to fixture performance. Calculations are

based on estimated occupant usage and shall include only the following fixtures and fixture fittings (as applicable to the project scope): water closets, urinals, lavatory faucets, showers, kitchen sink faucets and pre-rinse spray valves.

- ii. The water efficiency threshold shall be calculated as a weighted average of water usage for the buildings constructed as part of the project based on their conditioned space square footage.



Need for a Final Development Plan Prior to Appraisals  
From RDUA Response Brief  
in Appellate case

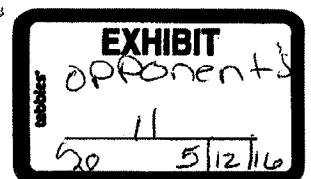
correctly found that the properties were properly and sufficiently identified in the MDA and that therefore the Public Notice sufficiently contained this essential term per the requirements of GML § 507(2)(d).

### Purchase Price

The VOH Brief provides the arguments as to why the lower court correctly found that the price mechanism as described in the MDA was appropriate and therefore the Public Notice sufficiently contained this essential term per the requirements of GML § 507(2)(d). The Appellant attempts to discredit the pricing mechanism by simply asserting that pricing the property after the MDA is executed is insufficient. The Appellant fails to recognize that the pricing mechanism was the result of an arm's length negotiations between the VOH and RDUA. Appraising the subject properties after the proposed rezoning is complete and a final development plan is in place represents the only accurate way to assess the value of the properties.

Need for a Final Development  
Plan Prior to Appraisals

No Final Dev. Plan has been  
Adopted by the Village!



Need for a Final Development Plan prior to Appraisal  
From VOH/CDA Response Brief in Appellate Case

Hearing confirmed that the author had read the "45 page proposed" MDA, alerted the public that the MDA was available for inspection, called for attendance at the Public Hearing, and continues with, "it is important to read it and spread the word in the community..." (See Supplemental Record).

**C. Purchase Price**

Regarding the purchase price of the Municipal Properties, the Public Notice provided:

The Agreement provides that the purchase price to be paid by Redeveloper for the Municipal Properties will be determined through an appraisal process conducted by qualified appraisers selected by the Parties.

(R. Ex 27)


This is consistent with the price mechanism provided for in the MDA, which was recognized by the lower Court to be a "contractually prescribed independent appraisal process". (R. 21) The "Appraisal Methodologies" set forth in the MDA were carefully articulated and negotiated at arm's length, and are beneficial to the Village, as the Municipal Properties should increase in value after the zoning changes and the final development plan contemplated in the MDA are complete. This was recognized by RDUa in its response to the Request for Proposals, where it provided:

RDUa has given a significant amount of



*RDUA Agreement for R.F.*

consideration to an acquisition methodology for assets owned by the Village of Hempstead. RDUA believes it would be extremely difficult to determine an accurate value today for Village owned property, until such time as a final development plan has been agreed to by all parties, resulting in the highest and best use for these Village owned assets.



Therefore, RDUA is proposing a purchase strategy for these Village owned properties based upon a formula that Renaissance has utilized in similar public-private partnerships. This strategy incorporates the use of an appraisal process which will ultimately determine the Residual Land Value of these assets.

(R. Ex 34, p. 50)



## TOWN OF HEMPSTEAD EMPLOYEES LOCAL 880

1580 Merrick Road, Suite 212, Merrick, NY 11566 • (516) 868-0880 Fax (516) 868-1021

Charles R. Sellitto  
PRESIDENT

Peter A. Giordano  
EXEC. VICE PRESIDENT

John Flanagan  
1st VICE PRESIDENT

Michael James  
2nd VICE PRESIDENT

Theresa Kohutka  
3rd VICE PRESIDENT

Mike Errico  
4th VICE PRESIDENT

Jo-Ann Delgado  
TREASURER

Pat Brace  
SECRETARY

May 2, 2016

Mr. Fred Parola, Executive Director  
Town of Hempstead Industrial Development Agency  
350 Front Street  
Hempstead, NY 11550

Dear Mr. Parola,

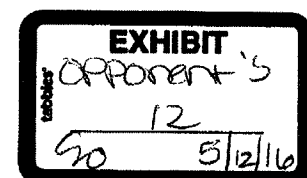
I was born and raised in Hempstead Village and watched a somewhat quiet and reserved village transform into the bustling metropolis that it has become. No one could have ever foreseen the vast growth in commercial activity and the burdening population growth that we have witnessed over the years.

While "smart growth" is a popular term for developers to use in obtaining grants, zoning variances and tax abatements for their projects; one must have a scrutinizing eye and the ability to see well beyond a developer's presentation to determine if the proposed growth is actually "smart" for the host community or just profitable for the developer.

I am opposed to the Renaissance Downtown project and the PILOT application which may further the developer's interests and profitability while working in the disinterest of the various municipalities effected.

Notwithstanding the fact that Hempstead Village is one of the most overly populated villages in the country and that the Hempstead School District is already so overcrowded that students are housed in inappropriate buildings that do not support a quality education; the proposed location of a mass housing facility could not have been more poorly chosen.

The proposed site, at the corner of Front Street and Washington Street in the Village of Hempstead, directly opposite Hempstead Town Hall, has for some time, been a high transit area where vehicle traffic is often dense and cross-street pedestrian travel is tenuous at best.



Page 2  
F. Parola  
5-2-2016

Hempstead Town has approximately 500 employees that work at the Town Hall location and their services support not only the Town's residents but many of the surrounding villages as well. With no on-street residential parking within a reasonable distance of Hempstead Town Hall, the workforce has relied upon parking in the open lot(s) on the corner of the proposed project for several decades. While this arrangement is less than ideal, it does support the necessary services that are provided and puts money into the coffers of Hempstead Village which is desperately needed.

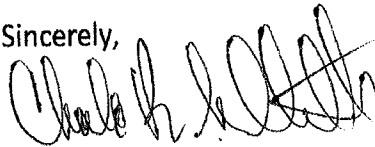
There is virtually no other location available for employees to park cars and the suggested use of the dilapidated ramps abutting Nassau Traffic Court is an untenable consideration. Structural concerns abound, space is limited and security non-existent. Many employees start early in the morning and staff work well into the night hours. The suggestion that the ramps be a solution was never well founded and would greatly increase the risks to employees who just need a safe and adequate place to park as they provide the essential services of government.

It should be noted that many concerned citizens are parked on this very location while in attendance at this proceeding.

In conclusion, I would ask that you give due consideration to the concerns that I have identified and those of other interested parties who are in opposition to the matter by rejecting this application which only enriches business entities and does so to the disinterest of those who we are sworn to serve.

I thank you for allowing this letter to be read into the minutes in my absence.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles R. Sellitto', with a stylized flourish at the end.

Charles R. Sellitto  
President CSEA Local 880

CRS/pb

We already have a high concentration of pilots which leaves residents to bear an inequitable portion of the cost of public services from which pilots also receive benefits. Studies have shown that PILOT programs as historically implemented, do not represent an efficient or equitable approach to revenue generation.

I This leads me to question the importance or holistic benefit of erecting luxury residential buildings on land that has been allowed to become barren so that developers can snatch it up for free or at a pittance of it's worth, making it seem as though the community is being rescued from a fate worse than death. Yes more than 30% of downtown properties have been allowed to come off the tax rolls by the powers that be; but this project will not have a financial benefit to the community if the developer continues to get tax breaks that are breaking our backs.

I imagine that property taxes account for over 75% of the Village's revenues. We already bear a substantial tax burden – most recently a 10.2% hike in water bill and over 6% property tax increase as well. Additional revenues are generated by burdening the residents with parking meters and increase in traffic fines.

We're already losing sight of the suburban lifestyle. This project will not restore pride in the Village of Hempstead but rather gloom and depression as taxpayers learn the truth and live the reality of a citified village. *We also have many residents*

*that cannot have tax generating employment because of their legal status.*

Please recognize that significant property tax revenues are foregone in this Village due to high concentration of PILOTS and not-for-profit organizations that are not required to pay taxes. At the very minimum agreements should be in place for non-profits to pay for services rendered.

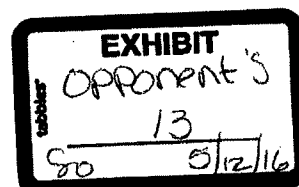
~~What is the community benefit in granting this PILOT? What percent or dollar amount is already foregone revenues resulting from existing PILOTS? I'm sure it's millions of dollars a year.~~

Of paramount importance to the successful implementation of a PILOT is the premise that the program is transparent and clearly outlined. We don't even know what policies are followed to determine <sup>the</sup> granting of such exemptions.

Financial assistance is granted through this agency with exemptions for mortgage recording taxes and sales and use taxes. *we are like minded in that we need revitalization and renovation, however*

How do you ensure that the PILOT has the traction necessary to create sustainable long-term revenue stream.

What initiatives are being offered to the community to offset the PILOT? Is the developer providing:



- Educational initiatives
- Substantial number of permanent employment that would fatten the village coiffeur tax base
- Fire and police protection – Is the developer paying for the enhanced public safety the Mayor is promising?
- Assistance in resolving the problem of zombie homes

Yes, a more walkable downtown area will be created, with more cement and less grass and trees, but what about parks and recreation activities for the youth? Kennedy Park is in need of renovation, restoration, and expansion. Additional recreation sites are needed to accommodate an influx of families. The P.A.L. is financially strapped and is running out of funding sources as well. This community based not-for-profit youth centered organization should be sponsored by the developer as well. In essence, how is the developer fueling the economy with start-ups (road construction and maintenance, support of essential community programs)? To what degree do the PILOT revenues match the additional cost of public service provision?

Mayor Hall keeps repeating that high paying construction and other jobs to residents will be generated but does not provide actual figures or assurance that village residents are guaranteed such jobs. Without this information we don't know what the tax base expansion will be to the Village or it's continued permanency. He comes off as offering hungry dogs crumbs.

\*

If the developer has financial capacity to undertake and complete the project why is PILOT requested? How is this providing a net positive tax revenue to the Village and school district? How is sustainable development and smart growth achieved when PILOT reduces the tax revenues needed to sustain development and smart growth? The incoming residents should be able to pay their fair portion of the tax burden to sustain the luxury buildings in the high quality manner stated by the developer.

The developer and Village have applied to public funding sources including tax credits, low income housing tax credits, renewable energy tax credits and grants all of which is taxpayer funded and they also want PILOT to further burden the residents????

There is a lack of transparency. We the residents end up being the major contributors but we don't even know the assessed market value of the properties. Tell us how much, if anything, was paid for the properties. What formula do you use to assess tax exempt property value and fiscal impact valuation?

\* Area residents avoid coming or even traveling through the downtown because of traffic congestion and overcrowded streets. Business moved from downtown when Roosevelt Field opened.

As one speaker stated PILOTS in the village of Hempstead are not difficult to get; but it's time to take a stand in favor of the residents and oppose the money mongers. The granting of this PILOT will result in higher taxes to property owners that are already overburdened with general, town, village, water, and school taxes. The approval of this application will result in a mass exodus of long standing residents, some on fixed incomes, who will not be able to afford the added burden. Homes will be sold below cost or added to the already existing high number of zombie homes. This is not fixing the problem but rather compounding it. Yes, as stated by Mayor Hall, we do have a wonderful village, rich in historical importance. Lets keep it a village and not pollute it's façade with an overcrowded urban makeover. The granting of PILOTS for this project is unconscionable and irresponsible.

Olga E. Hernandez  
12 Fordham Place  
Hempstead, NY 11550

Terry Winston  
55 Courtenay Rd  
Hempstead N.Y. 11550

NO PILOTS

Thank you in advance for affording me this opportunity to be heard. I represent not only myself but also those individuals residing within the confines of the incorporated Village Of Hempstead, present or not who like myself, are adamantly apposed to the application for a pilot aka Handout. For the record I am referring to parking lot 1. I would like to make it poignantly clear that those apposed to this Pilot application, are at a gross disadvantage. This Board consists of 11 members, four of whom are residents of Hempstead and the remaining members reside elsewhere. Mayor Wayne Hall appointed the four members that reside in Hempstead. The mayor stoically supports this Application for a pilot. In the past your agency as well as The Village and Nassau County have approved an unprecedented amount of Pilot applications within the Village of Hempstead. These decisions were made regardless of their



negative impact. With that being said, and in spite of the above stated conflicts of interests, I implore you in the interest of justice, to exercise your better judgment.

We can all agree that Hempstead is in dire need of redevelopment as well as progressive business projects. Redevelopment by way of business projects that deliver financial growth allowing for future success via permanent employment for the community at large.

Businesses that are viable with a willingness to invest in Hempstead.

Apartment Complexes, abundant as they are in Hempstead wont yield that kind of return. Apartment complexes will serve to solely benefit the proprietors. They do not create permanent jobs, nor do they enhance the vital services necessary for a community to sustain it self. To the contrary they are a financial burden to small business owners and Taxpayers.

Currently there are 15 apartment complexes under Pilot Agreement.

This has created a tremendous burden upon Hempstead taxpayers. In many cases the owners have contributed to the deterioration of Hempstead in spite of getting the Pilot.

Hempstead Taxpayers can no longer absorb this burden created by apartment house pilots. These pilots, especially for new construction as



this that is proposed, will ultimately lead to overcrowding and the need for increased services which in turn will cost the taxpayers extra tax dollars.

I visited the assessor's office and according to their records Hempstead village will millions of dollars due to pilots.

In 2010 the village taxpayer lost 4 million primarily due to apartment house pilots. In 2016 taxpayers will lose 6 million due to Pilots. This is grossly unfair to the taxpayer.

Hempstead doesn't need a false sense of hope with promises of jobs that are temporary. What Hempstead needs is a common sense approach that will protect the rights of its residence so that we can remain in our community with the assurance that we won't be forced out. The sinister practice of pay me to stay has to cease forthwith. The prosperity and longevity of our community is contingent upon this.

### The Villages' Pilot Program Dilemma

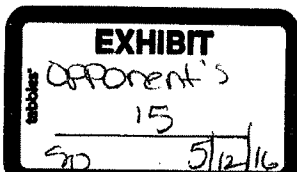
It is known that throughout American history property tax has been an instrument for education finance and a source of revenue for local government to provide basic services.

Our schools are largely supported by property taxes, and without properly financing our schools our children are not getting an adequate education, especially when there are more than 30 children in a classroom, and some of our elementary classrooms are held in trailers. Our Village schools do not fulfill their purpose of developing in young people the kind of moral behavior that society desires because of the loss of tax revenue caused by the numerous pilots that exist in our Village.

Tax revenue also help to pay for services such as law enforcement, community programs, parks, libraries, traffic and street lights, sidewalks, and public transportation in communities. Building 2, 5 story residential apartment buildings that may contain 336 units is adding pressure on our Village to provide basic services and schooling while reducing tax revenue that is currently inadequate to support the quality services and schooling necessary to provide current residents with the quality life desired. The current inadequate amount of tax revenue promotes negative economic growth for our community.

Our Village cannot afford another development project that seeks to reduce our tax revenue.

A reduction in tax revenue for our school district and the services provided by the Village matter, because under-funded schools and municipality services do not support adequate education and other means of realizing positive economic and social mobility for Hempstead Village.



#631-645-0750 Mrs Maria D. Reed  
400 FULTON AVE APT 310  
HEMPSTEAD N.Y. 11550

Perry M. Pettus  
157 E. Marshall Street  
Hempstead, New York 11550

May 10, 2016

To whom it may concern:

I am Trustee Perry Pettus, a longtime resident of the Village of Hempstead; oppose the project for Parking Lot 1 or the first phase of the proposed development by Renaissance Downtowns Urban America.

I am however, a supporter of the transformation of the Village's downtown area into an exciting, vibrant mixed-use center for commercial, residential and community activity that would create jobs, and take some of the tax burden off the Village residents.

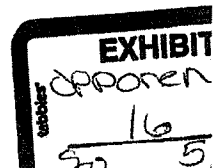
Sincerely,



Perry M. Pettus  
Trustee - Village of Hempstead

*Trustee Perry Pettus  
Village of Hempstead*

Town of Hempstead Industrial Dev. Agency  
350 Front Street  
Hempstead, NY 11550



Courant Community News

# Bristol Council Unanimously Turns Down Renaissance Plan

By Don Stacom · Contact Reporter

JUNE 2, 2015, 2:57 PM



Bristol Centre Mall site

**B**RISTOL — Renaissance Downtowns took its second defeat in a row Monday night when the town council unanimously refused to endorse its latest proposal.

The decision appears to leave Renaissance unable to pursue \$13 million in state financing this month that it seeks for its downtown redevelopment plan. The company wanted to apply before the June 10 deadline, but now would have to wait at least until December.

Renaissance executives looked displeased when they came out of a closed-door meeting with council members and lawyers Monday night, but insisted that the plan was still moving ahead.

"This will give us time to go over some questions we didn't get answered," said Ryan Porter, the Long Island company's manager for its Depot Square project.

President Don Monti declined to say whether Renaissance would come back with a financing scheme that demands less from taxpayers, saying only: "I wish I could answer that question. ... We're leaving all options open."

Renaissance wants Bristol to kick in \$3 million for sidewalks, drainage, a piazza and other infrastructure at the Depot Square site downtown, and this spring asked for another \$6.9 million in city loans to build the retail part of the project's first phase. The latest version of the company's proposal includes low-interest state loans for most construction costs of 100 apartments; private investors would put only \$3 million toward the roughly \$23 million project.

Residents remain divided about whether Bristol should keep Renaissance as the primary developer for the 15-acre Depot Square property and surrounding sites downtown. Senior citizens, fiscal conservatives and people on fixed incomes have been the most outspoken against using tax money to aid Renaissance's plan.

"It takes more than a wish to make this come true," Primrose Lane homeowner Richard Johnson said. "There's no plan. We're just grabbing at straws."

Younger families and young professionals have been the primary voices behind Renaissance, saying that Bristol desperately needs fresh, modern apartment housing along with better nightlife and a vibrant, pedestrian-oriented downtown to attract and keep younger residents.

"There is simply nothing cool about going out in Bristol," another speaker said Monday night, adding that young workers at ESPN live, shop and spend money in other communities because Bristol doesn't have enough to attract them.

Nevertheless, the turnout of Bristol Rising members — local supporters of Renaissance — was uncommonly low at the council meeting and at a key Bristol Downtown Development Corp. meeting last month. The BDDC rejected Renaissance's newest plan, and the council on Monday night agreed not to override that decision.

Opponents have become increasingly acerbic in their public criticism of Renaissance, but city leaders remain cautious in their comments about the company and its proposals. Both Renaissance and city boards now routinely have lawyers with them when negotiating.

Bristol gave Renaissance a contract nearly five years ago to quarterback an ambitious revitalization of the stagnant downtown. The company has received extensions when it couldn't meet various deadlines in the schedule, with the most recent one keeping the agreement intact until June 30. Renaissance said the arrangement could continue after that unless one of the parties sends notification that it's terminating the deal.

## **It's official — Renaissance is out**

**Posted: Friday, November 13, 2015 5:49 pm**

BRISTOL — Renaissance is gone.

The Long Island-based developer notified the city

Friday that it was pulling the plug on an almost six-year effort to renovate the former mall site downtown.

**JUANITA WILSON**

93 Surrey Lane  
Hempstead NY 11550  
May 19, 2016

IDA Board Chairman and Members  
and Executive Director Fred Parola  
Town of Hempstead IDA  
350 Front Street  
Hempstead NY 11550

Dear IDA Chairman, Members, and Executive Director:

I was present at the public hearing yesterday on the Proposed PILOT agreement for the property known as Parking Lot #1 at the corner of Washington and Front Streets.

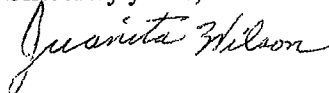
I also wish to submit the following enclosed news article with respect to the rejection of Renaissance Downtowns/UrbanAmerica by the people of Bristol, Connecticut. This is very significant as the Hempstead community is experiencing the same issues and problems with Renaissance as the people of Bristol were experiencing. They were wise enough to reject Renaissance and end their relationship with this self-interested company. Please read this article, and include it as part of the record, as it is very telling and relevant.

I hope you will have the same wisdom as the people of Bristol and refuse to grant this unwanted PILOT. As was evidenced at the Hearing, there is a growing and strong sentiment in the community in opposition to this PILOT. Had the meeting been scheduled in the evening far more than the 200-300 hundred residents who attended would have been there to object.

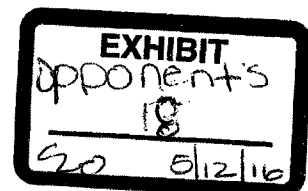
I also wish to go on record as objecting to the presentation made by Hempstead Deputy Mayor Figueroa. As you know he has been appointed to sit on the IDA Board, and as a member of the Board his testimony at the Hearing was inappropriate and out of order.

As stated at the Hearing, I totally oppose the granting of this PILOT in Hempstead as it is unfair to the homeowners of Hempstead to be forced to subsidize yet another apartment building in the community when we already are subsidizing 15 such apartment complexes which this year alone are costing the resident taxpayers \$6 million. The loss of these \$6 million in tax revenue has **caused** deterioration of our community, **not prevented it**, because it has hindered our village from having sufficient funds to keep our roads and infrastructure in good repair.

Sincerely yours,



Juanita Wilson



Courant Community / News

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By Don Stacom • Contact Reporter

JUNE 2, 2015, 2:57 PM



Bristol Centre Mall site

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**Posted: Friday, November 13, 2015 5:49 pm**

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Friday that it was pulling the plug on an almost six-year effort to renovate the former mall site downtown.



*William F. Sammon, Jr.*  
*20 Alicia Court, Hempstead, NY 11550*



May 13, 2016

Executive Director, Fred Parola  
Industrial Development Agency  
350 Front Street  
Hempstead, New York 11550

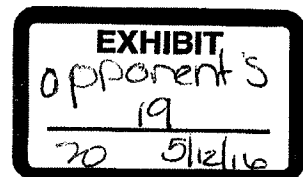
Dear Mr. Parola,

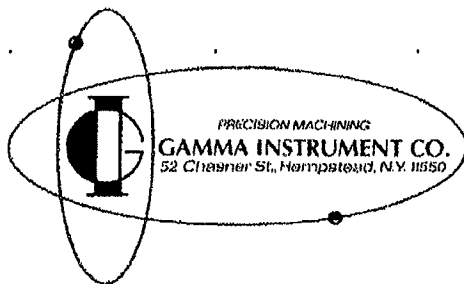
Enclosed please find letters addressed to Councilwoman Goosby from Messrs. Boehmer and Hansen, business owners in the Village of Hempstead, objecting to the PILOT application for Phase 1 submitted by Renaissance Downtown, LLC., that I request be made part of the record.

Additionally, I am submitting a letter from Trustee Perry Pettus, also objecting to the application, which was referenced in Trustee Don Ryan's presentation at the hearing yesterday, as well as a copy of my statement for the record.

Respectfully,

William F. Sammon, Jr.





(516) 486-5526

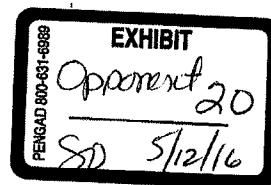
May 10, 2016

Councilwoman Dorothy L. Goosby

Town of Hempstead

One Washington St.

Hempstead, NY 11550



Dear Councilwoman Goosby:

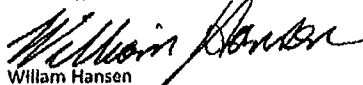
I am in receipt of your letter of May 4, 2016. As the owner of Gamma Instrument Co. located at 52 Chasner St. Hempstead, NY, I find the proposed development very troubling.

I recently contacted two commercial real estate brokers to establish the value of my industrial property. I was informed that its value is greatly diminished because it is located in the Village of Hempstead. My 4,500 square foot building is worth \$450,000. If it were located in any other area of Nassau County, it would be worth \$200,000 more. My Village and County taxes are over \$30,000.00 per year. In other parts of Nassau or Suffolk County, the taxes would be \$17,000 to \$19,000 per year.

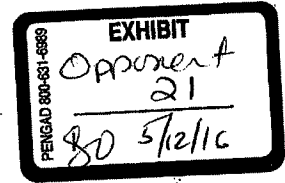
I basically purchase my building every 15 years from the Village and County. The real estate broker suggested I try to sell my building to my neighbor, LI Ready Mix Concrete. He is very short of land and would tear down my building and drastically reduce the taxes.

*Isn't it sad when the property is worth more without a perfectly good building?*

Sincerely,

  
William Hansen

Perry M. Pettus  
157 E. Marshall Street  
Hempstead, New York 11550



May 10, 2016

To whom it may concern:

I am Trustee Perry Pettus, a longtime resident of the Village of Hempstead; oppose the project for Parking Lot 1 or the first phase of the proposed development by Renaissance Downtowns Urban America.

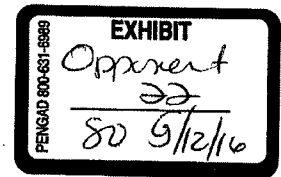
I am however, a supporter of the transformation of the Village's downtown area into an exciting, vibrant mixed-use center for commercial, residential and community activity that would create jobs, and take some of the tax burden off the Village residents.

Sincerely,

A handwritten signature in cursive script, appearing to read "Perry Pettus".

Perry M. Pettus  
Trustee - Village of Hempstead

*William F. Sammon, Jr.*  
*20 Alicia Court, Hempstead, NY 11550*



April 27, 2016

Members of the Board and Staff  
Town of Hempstead Industrial Development Agency  
350 Front Street  
Hempstead, NY 11550

Dear Members of the Board and Staff,

As a lifelong resident, taxpayer, former Village Clerk for the Village of Hempstead, current Director of Human Resources for the Town of Hempstead and the Village's Republican Leader, I wish to strenuously object to the application being presented today for the proposed high density apartment complex entitled Phase I, by Renaissance Downtowns Urban America LLC. If this project goes forward it would be as historically devastating to our community as was the British occupation during the Revolution or the closing of Mitchell Field 55 years ago.

This forum is the closest we have to come to the public hearing that should have been provided by law. The public will finally get to hear why this project is a sham and the disingenuous process that has been employed.

Other speakers may disagree, but their comments should be weighed carefully as the applicant has openly provided various forms of financial remuneration to organizations and individuals and those speakers may therefore be considered to be lobbyists as described by the NYS Joint Commission on Public Ethics.

The Village's announced purpose for retaining the applicant was for the re-development of the north end of Main Street. Either through ignorance, malfeasance or self-serving political influence a bare majority of the Village Board allowed this developer to gain control of valuable Village assets that he seeks to use for the creation of an urban nightmare in the hub of suburbia.

Redevelopment is certainly required and welcome here, but support and encouragement as your Agency is able to provide, should be directed to proven projects that will address our real needs. Our Home Depot and Staples shopping centers continue to be of great value to our community, and they were brought about with the use of PILOTS.

But more than 80% of the developer's grand design consists of residential construction, not projects that would expand our commercial, retail or light industries that create real jobs, career jobs that would relieve our overwhelming unemployment and help reduce our crime rate and our crushing tax rates.

The applicant's assertion that this project is compliant with "smart growth" planning ignores our history. This concept is not new to Hempstead. The Village has had thousands of apartments within walking distance of our transportation hubs for decades and our ridership on the railroad has been stagnant for years.

A project exactly like this one at 303 Main Street was erected recently with the same goal of encouraging commutation using the Country Life Press railroad station as the lure. The plan failed and it has become an expensive dormitory for foreign exchange students attending Hofstra University, which is fine, but it demonstrates that this marketing plan won't work in Hempstead. Previous housing projects in Hempstead also had grand goals but sadly settled for more subsidized housing than exists anywhere else in Nassau County.

Additional high density housing would be this developer's delight in terms of profit, but it will significantly exacerbate many of Hempstead's existing problems.

We are currently the 12<sup>th</sup> most densely populated municipality in the State and the 37<sup>th</sup> in the Country.

The Hempstead Public Schools have had to resort to trailers for 20 years and no end is in sight as we continue to attract new immigrants and their families. Greater population is not a panacea for Hempstead.

Significant skepticism should be employed in reviewing the applicant's environmental analyses. The Traffic Assessment Analysis for this project concludes that "the impacts associated with the proposed residential

development are minimal...". One look from your office windows shows this can't be credible. I have documentation from the Hempstead Police Department that lists 9 serious accidents at that location in less than 2 years. Several Town employees have been injured there while crossing and it is a major student thoroughfare.

Along the lines of questionable credibility; Mayor Hall recently circulated an email touting the developer's promises of thousands of jobs and millions of dollars in future tax revenues, yet this application promises only 5 permanent jobs and asks for approval to pay less than a third of the normal taxes! Not a very promising start for the Mayor's and developer's promises.

Finally, Mr. Monti seems to have a history of not completing similar grand designs in other communities. Word has it that he has already reduced his ownership in this current venture. Should he realize financial success through these accommodations, will history repeat itself?

I would ask that you make a common sense determination in this matter and reject this application as it seeks to exploit the Village for the sole benefit of the developer!

Thank you for your consideration.

Sincerely,

William F. Sammon, Jr.

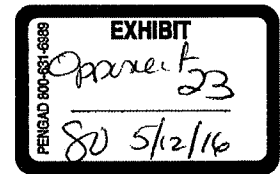


**Town of Hempstead Employees Federal Credit Union**  
1830 Grand Avenue, Baldwin, New York 11510-2417  
*Phone: 516-867-4730 • Loan Department: 516-867-2828 • Fax: 516-223-2218*

May 13, 2016

I, Diana E Georgia, an employee of the Town of Hempstead Employees Federal Credit Union branch located at 350 Front Street in Hempstead New York hereby OBJECTS to the proposed project located at Parking Field 1 by Renaissance Development LLC.

Diana E Georgia



**JAMES A. GARNER**  
200-64 HILTON AVENUE  
HEMPSTEAD, NEW YORK 11550

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MAYOR - HEMPSTEAD, NEW YORK 11550 (1989-2005)  
PRESIDENT - U.S. CONFERENCE OF MAYORS (2003-2004)

**May 13, 2016**

**Mr Fred Parola and Members of the Board  
Town of Hempstead Industrial Agency  
350 Front Street  
Hempstead, New York 11550**



**Dear Mr Parola and Board Members,**

**As Former Mayor of Hempstead for four terms(16 Years), I clearly understand there is a need for progressive development in Hempstead Village, but I appeal to the IDA Board to reject the request for a PILOT application on Parking Lot 1 by Renaissance Downtown.**

**I thank you for allowing this letter to be read into the minutes in my absence.**

A handwritten signature in black ink, appearing to read 'James A. Garner'.

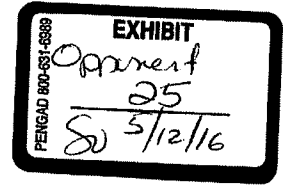
**Thank you for your time,  
James A. Garner**

**Former Mayor of Hempstead, New York(1989-2005)  
Former President , United States Conference of Mayors(2003-2004)**



May 13, 2016

IDA Board  
One Washington Street  
Hempstead, NY 11550



RE: PILOT Tax Breaks

Dear Members of the IDA Board,

I, Gloria Casse, an employee at Town of Hempstead located at One Washington Street in Hempstead, would like the IDA board to deny the PILOT application of Renaissance Downtown. If granted, this would cause major traffic issues and unsafe conditions for the employees and residents of the Village Hempstead. Thanks for your consideration.

Respectfully,

*Gloria Casse*

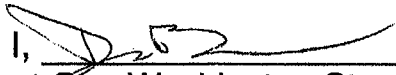
May 13, 2016

IDA Board  
One Washington Street  
Hempstead, NY 11550

RE: PILOT Tax Breaks



Dear Members of the IDA Board,

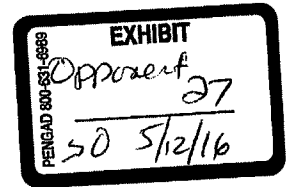
I, , an employee at Town of Hempstead located at One Washington Street in Hempstead, would like the IDA board to deny the PILOT application of Renaissance Downtown. If granted, this would cause major traffic issues and unsafe conditions for the employees and residents of the Village Hempstead. Thanks for your consideration.

Respectfully,



May 13, 2016

IDA Board  
One Washington Street  
Hempstead, NY 11550



RE: PILOT Tax Breaks

Dear Members of the IDA Board,

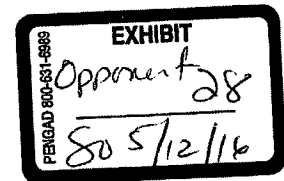
I, DANIEL LEO, an employee at Town of Hempstead located at One Washington Street in Hempstead, would like the IDA board to deny the PILOT application of Renaissance Downtown. If granted, this would cause major traffic issues and unsafe conditions for the employees and residents of the Village Hempstead. Thanks for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Daniel Leo".

May 13, 2016

IDA Board  
One Washington Street  
Hempstead, NY 11550



RE: PILOT Tax Breaks

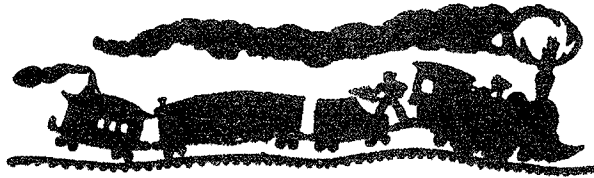
Dear Members of the IDA Board,

*STEFANIE NELSON*

I, *Stephanie Nelson*, an employee at Town of Hempstead located at One Washington Street in Hempstead, would like the IDA board to deny the PILOT application of Renaissance Downtown. If granted, this would cause major traffic issues and unsafe conditions for the employees and residents of the Village Hempstead. Thanks for your consideration.

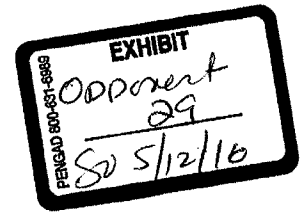
Respectfully, *STEFANIE NELSON*

*Stephanie Nelson*



## Little Red Train Private School

249 Jerusalem Avenue • Hempstead, NY 11550-6497  
(516) 483-8460



Town of Hempstead  
Industrial Development Agency  
350 Front Street  
Room 234-A  
Hempstead, NY 11550

May 13, 2016

To Whom It May Concern:

We own property in the Village of Hempstead.

Currently, one parcel of land has a daycare center building along with a house-type structure that is used as the daycare office. The economy along with the plethora of daycares (both legal and illegal) in Hempstead and the surrounding areas make it difficult for us to survive, especially as our costs are ever increasing while our income has declined significantly.

The other parcel of land has a single story building on it that has been vacant for the past five years. The former tenant walked out of the lease without notification and owing tens of thousands of dollars in back rent.

In recent months we have had thoughts and looked into repurposing the land to make residential apartments (about three dozen) for people of the local community. However, one of the greatest hurdles that would prevent us from doing so is the required parking and the finances involved. We have (or had) mortgages to pay along with ALL the taxes involved with owning land in the Village of Hempstead. Furthermore, by destroying the business (daycare building) we would have no income, yet still need to pay taxes.

We've come to learn that a company is planning to build TEN TIMES the number of apartments (that we've been debating) on land that they allegedly received for free (or heavily discounted) and they want a reduction in the taxes they would need to pay? **If a reduction of their taxes (PILOT) would result in an increase in our taxes, there is NO WAY we can condone that -** we may as well post a For Sale sign, as we can't afford the taxes that we are charged now.

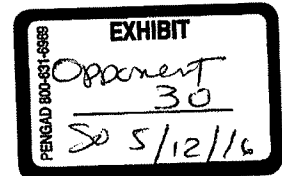
Sincerely,

Melvin Mesnick



Councilwoman Dorothy L. Goosby  
Town of Hempstead  
One Washington Street  
Hempstead, NY 11550

May 9, 2016



Dear Councilwoman Goosby,

It has been brought to my attention that the Village of Hempstead and Renaissance Downtowns UrbanAmerica have entered into a Master Developer Agreement (MDA). Our understanding is that the first phase of this development will create 336 housing units in the village with no thought toward commercial development. We also believe that there is a significant reduction toward real estate taxes in the range of 68% (\$19.7 million) that will be for gone.

This type of development will put an undo stress upon our village, our schools and our current taxpayers that will be unsustainable. Intelligent development is a vital component toward today's urban environment.

Examples of intelligent development can be seen in areas such as Harborside, NJ or White Plains, NY.

Sadly, we've experienced too many years of nearsighted development in our wonderful Village with little thought to future generations. In today's economic climate we cannot afford another development blunder as we may not have the opportunity to rectify the situation.

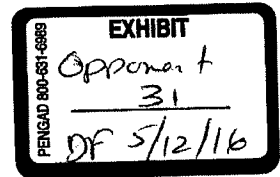
Please reconsider as our future is in your hands, and this type of project is unacceptable.

With concern,

Glen Boehmer  
President of a 158 Year old Hempstead Company

May 13, 2016

IDA Board  
One Washington Street  
Hempstead, NY 11550



RE: PILOT Tax Breaks

Dear Members of the IDA Board,

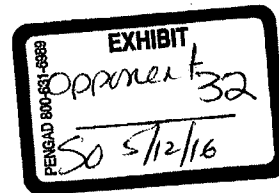
I, Karen Breidenbach, an employee at Town of Hempstead located at One Washington Street in Hempstead, would like the IDA board to deny the PILOT application of Renaissance Downtown. If granted, this would cause major traffic issues and unsafe conditions for the employees and residents of the Village Hempstead. Thanks for your consideration.

Respectfully,

*Karen Breidenbach*

May 13, 2016

IDA Board  
One Washington Street  
Hempstead, NY 11550



RE: PILOT Tax Breaks

Dear Members of the IDA Board,

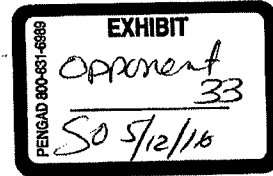
I, Jessica Ellison, an employee at Town of Hempstead located at One Washington Street in Hempstead, would like the IDA board to deny the PILOT application of Renaissance Downtown. If granted, this would cause major traffic issues and unsafe conditions for the employees and residents of the Village Hempstead. Thanks for your consideration.

Respectfully,

A handwritten signature in cursive script, appearing to read "Jessica Ellison".



IDA Board  
One Washington Street  
Hempstead, NY 11550



RE: PILOT Tax Breaks

Dear Members of the IDA Board,

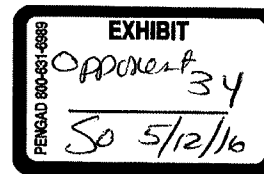
I, Kristen Reynolds, an employee at Town of Hempstead located at One Washington Street in Hempstead, would like the IDA board to deny the PILOT application of Renaissance Downtown. If granted, this would cause major traffic issues and unsafe conditions for the employees and residents of the Village Hempstead. Thanks for your consideration.

Respectfully,

*Kristen Reynolds*

May 13, 2016

IDA Board  
One Washington Street  
Hempstead, NY 11550



RE: PILOT Tax Breaks

Dear Members of the IDA Board,

I, Blanche Sheeton, an employee at Town of Hempstead located at One Washington Street in Hempstead, would like the IDA board to deny the PILOT application of Renaissance Downtown. If granted, this would cause major traffic issues and unsafe conditions for the employees and residents of the Village Hempstead. Thanks for your consideration.

Respectfully,

A handwritten signature in cursive script that reads "Blanche Sheeton". The signature is written in dark ink and is positioned below the word "Respectfully,".

May 13 2016

May 13, 2016

IDA Board  
One Washington Street  
Hempstead, NY 11550



RE: PILOT Tax Breaks

Dear Members of the IDA Board,

I, Paula Gildersteeve, an employee at Town of Hempstead located at One Washington Street in Hempstead, would like the IDA board to deny the PILOT application of Renaissance Downtown. If granted, this would cause major traffic issues and unsafe conditions for the employees and residents of the Village Hempstead. Thanks for your consideration.

Respectfully,

*Paula Gildersteeve*

May 13, 2016

IDA Board  
One Washington Street  
Hempstead, NY 11550

RE: PILOT Tax Breaks

Dear Members of the IDA Board,

I, Annie Caputo, an employee at Town of Hempstead located at One Washington Street in Hempstead, would like the IDA board to deny the PILOT application of Renaissance Downtown. If granted, this would cause major traffic issues and unsafe conditions for the employees and residents of the Village Hempstead. Thanks for your consideration.

Respectfully,

*Annie Caputo*

